

FOREST NATION

THE URBAN CIVILIZATION



A vibrant, sunlit landscape featuring a winding river that flows through lush green hills. The river is bordered by dense vegetation, including tall grasses and numerous small white flowers. In the background, rolling hills and distant mountains are visible under a dramatic sky filled with large, billowing clouds. The sun is positioned low on the left side of the frame, casting a warm, golden glow across the scene and creating a strong contrast between the bright highlights and the deep shadows. The overall atmosphere is one of natural beauty and tranquility.

*Hundreds of years ago,
Before our skies were scraped with concrete
And we razed our forests for 'growth'
When our rivers had not yet turned to sludge
And birds and beasts still had a home*



*There came the first of us, a race
called Humankind
Born to Mother Nature, with her our
spirit entwined
Ever-loving and green, Nature was
at the heart of all we did
From the food we ate and songs we
sang to the cities that we built*

A close-up, low-angle shot of a person's legs walking barefoot through a lush forest floor. The person is walking from left to right, with their right foot planted firmly in the moss and their left foot lifting. The forest floor is covered in a thick layer of green moss and small, delicate plants. In the background, tall, slender trees stand in a dense forest, with sunlight filtering through the canopy, creating a dappled light effect on the ground.

*Soon these cities grew and we traded
our green for grey*

*To make room for dreams and glory,
we drove Nature away*

*Till lost in the urban maze, our
hearts began to pine*

*For the shade of a tree, the scent of the
earth and nights under moonshine*



*But when the pull of city and nature
stand head to head*

*What then is the heart to do, choose
Nature or the city instead?*

*In this war of either-or, there's
always something that we lose*

*For the heart needs both Nature and
City, without ever having to choose*

We welcome you to

FOREST
NATION
THE URBAN CIVILIZATION

THE
URBAN
CIVILIZATION

A Dance With Duality

Tucked away at the hem of Hyderabad, stands Forest Nation, the Urban civilisation that is about to herald the new age of mankind. Standing beside a massive forest reserve, over 160 acres of afforested land, Forest Nation takes everything you know about real estate and scatters it to the wind, only to stun you with a marvel you never expected, but always needed.

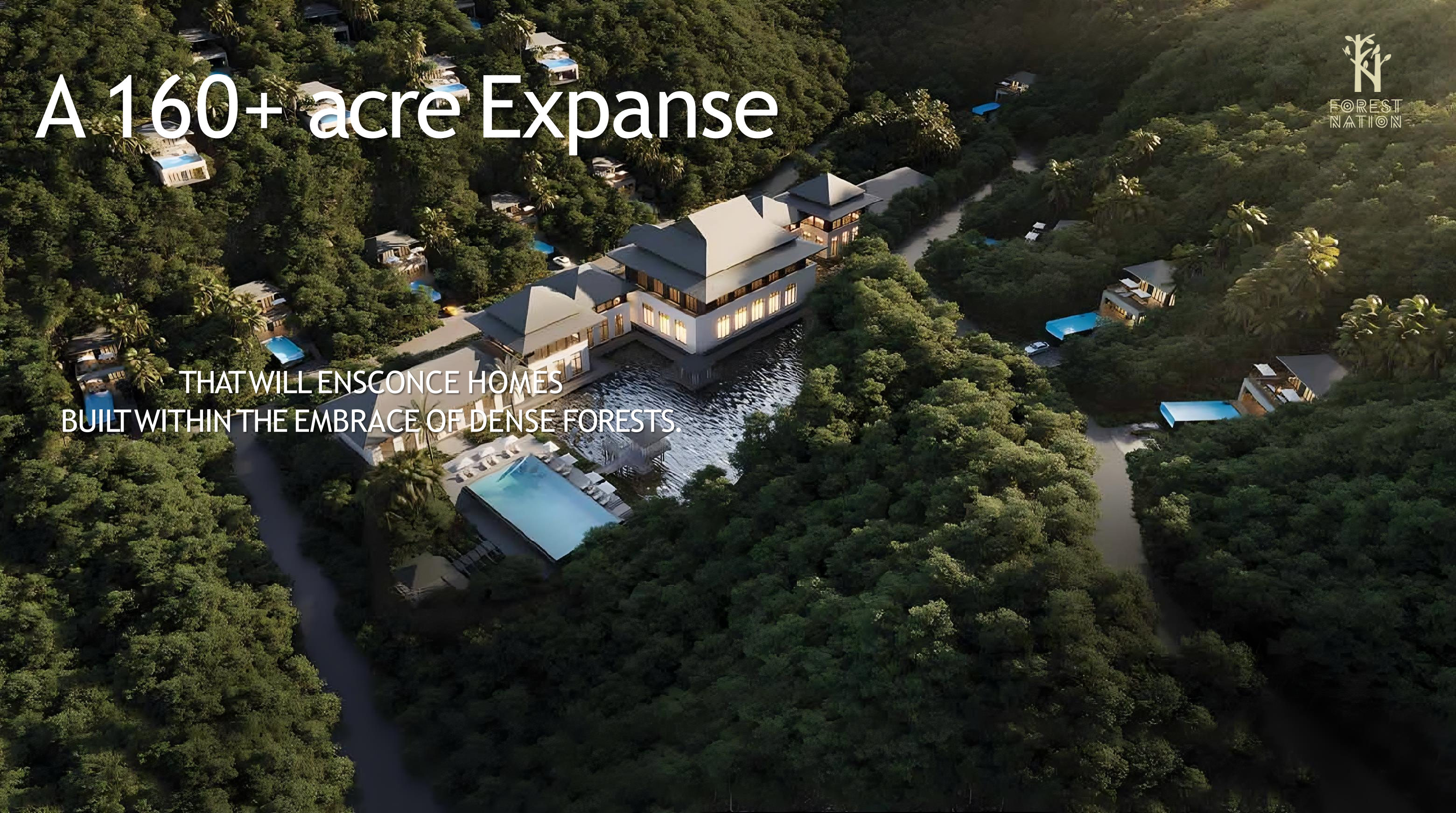
This civilisation gets the moniker 'Urban' by blending together Urban and न. It is a singular idea born of two different languages, with two different words joining two different worlds - the City and the Forest. Both these worlds are in many ways equals and opposites. Equals for they're both central to our happiness, and opposites because you can't have one without sacrificing the other. It's a conundrum we're all familiar with: The constant pull of nature, urging us to escape into a forest far away, only to be pushed back into the city close to all our urban comforts and conveniences.

The only way to put this dilemma to rest once and for all, was to build a new world where the forest could coexist with the city. And that is exactly what we did. We created an Urban civilisation where the push and pull of Urban and न turned instead, into a dance of duality - as forest and city take the stage together this time, swaying to the same rhythm without stepping on each other's toes. So come along and bear witness to this duality as it seeps into the very soul of Forest Nation, redefining life as we know it.



Know the Plot





A 160+ acre Expanse

THAT WILL ENSCONCE HOMES
BUILT WITHIN THE EMBRACE OF DENSE FORESTS.



FOREST
NATION

Hyderabad
The Birthplace Of The Ur̥ān Civilisation



WHILE NESTLED ALONGSIDE THE EXPANSIVE

6,000 acre Natural Forest

IN BHAIRKHANDPALLI, HYDERABAD.

IT EVEN HAS THE MAIN CITY IN ITS PROXIMITY.





APP-based leasing of the property

will also be available if the property owner is willing to lease back to the company on the basis of the revenue-sharing model.

As per market analysis, expected occupancy is 30% a year. The company will offer 33% of the revenue obtained from leasing to House Owner's.

All maintenance for the project will be taken care of for 3 years from the completion of the project.



Forest Nation is located in Bhairkhanpalli

Ranga Reddy District, Telangana

Distance from Gachibowli:
40 Mins Drive.

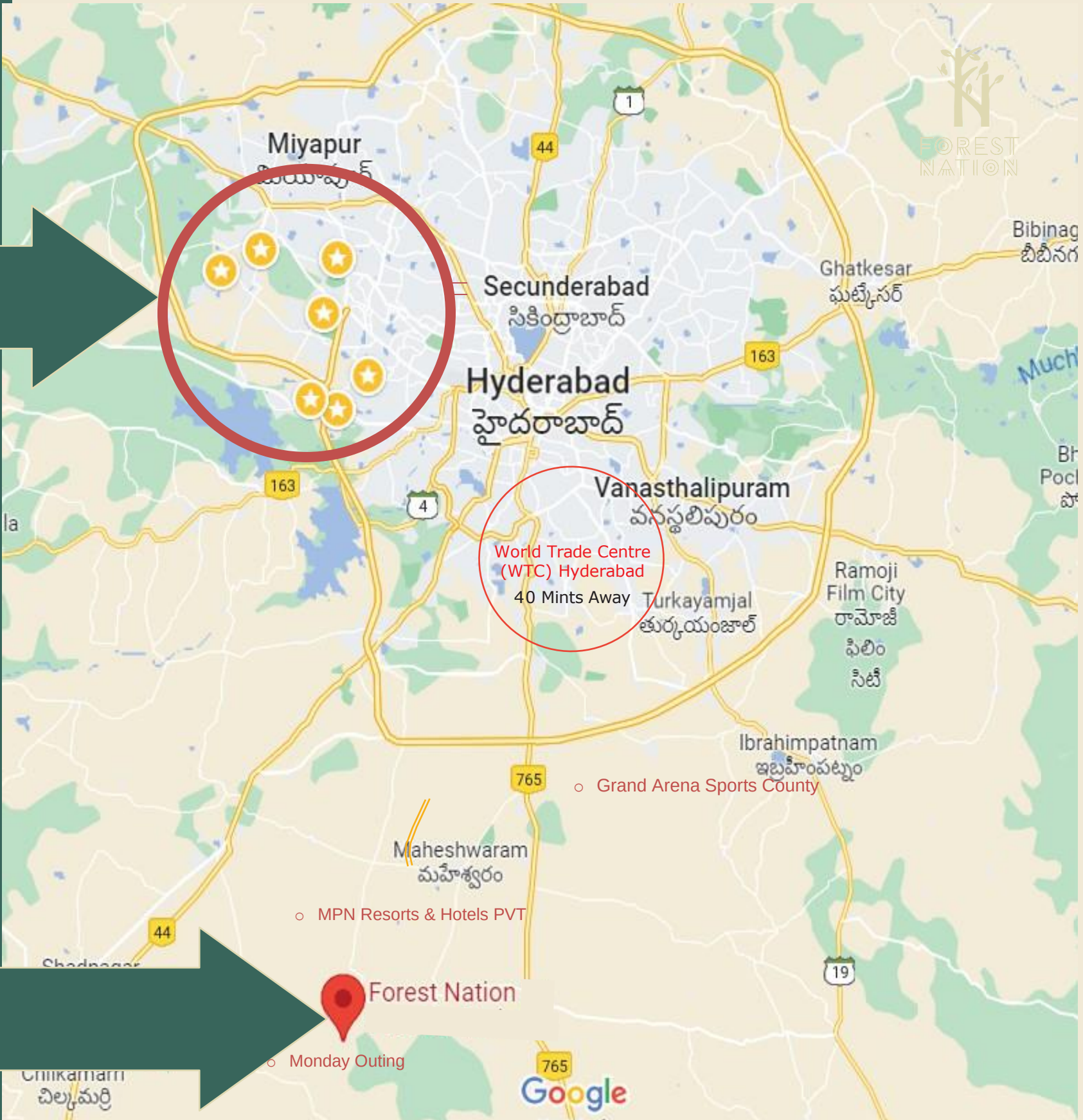
Distance from Outer Ring
ORR Exit #15: A 15 Min Drive.

Distance from Rajiv Gandhi International
Airport:
30 Min Drive.

Emerging Real Estate Hotspots

Distance: 40 mins

Site



SITE IMAGE



SITE IMAGE



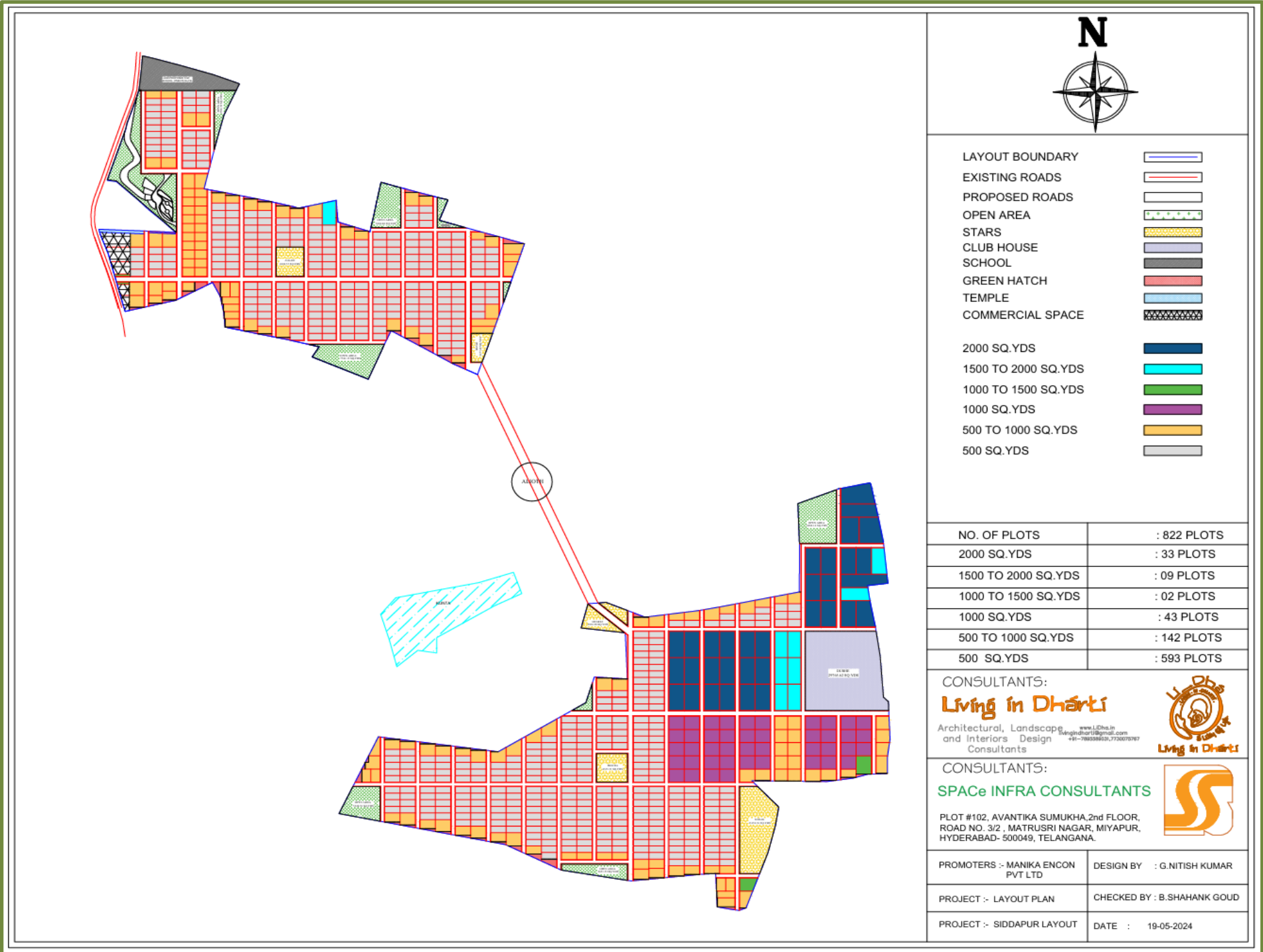
SITE IMAGE



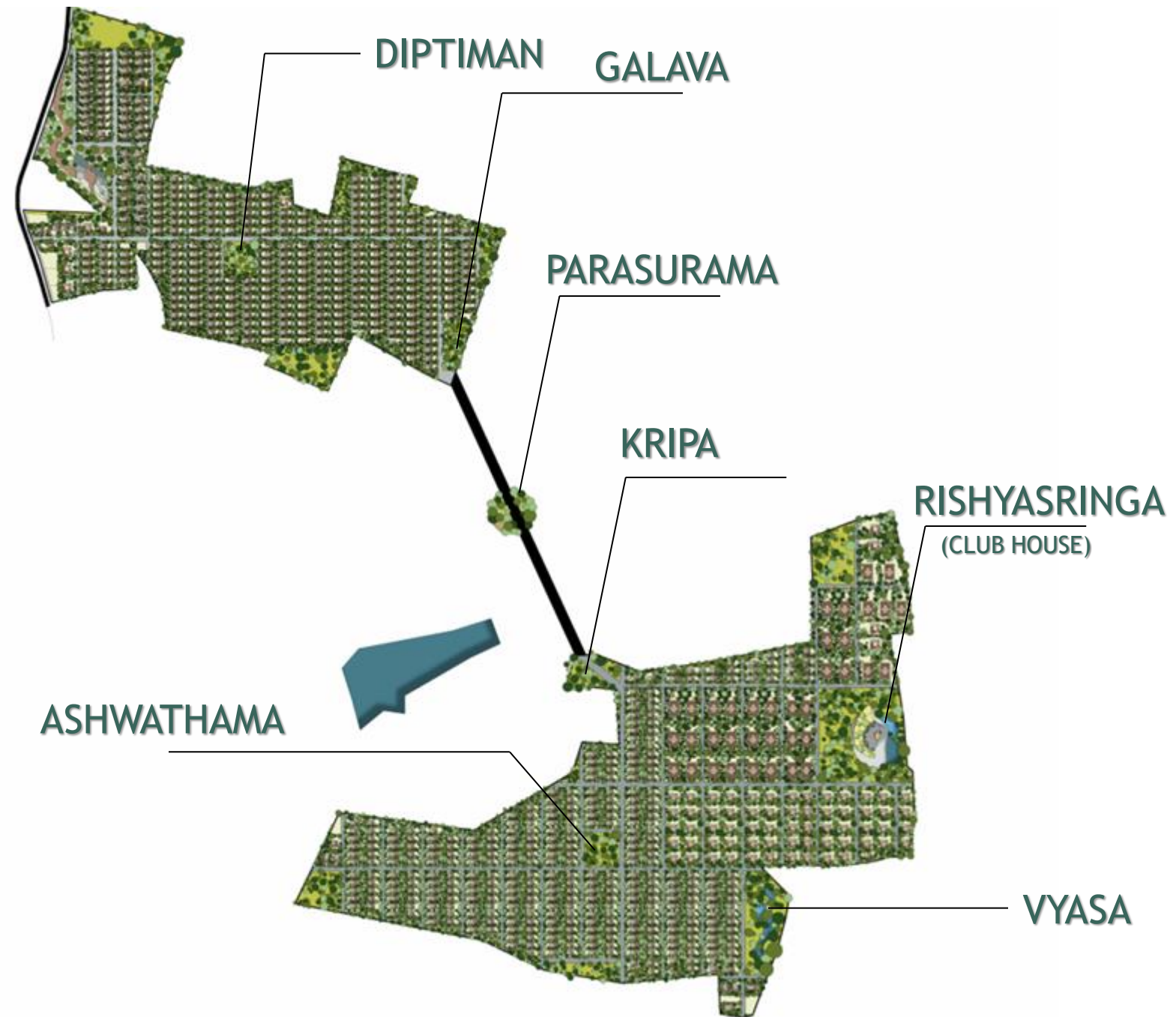
Convenient Commute



PROJECT LAYOUT



2D PLAN



Available Sizes

Unit Size	Villa Size
500 sq.yards (East facing)	1780 sq.ft
500 sq.yards (West facing)	1750 sq.ft
500 sq.yards (East facing)	2350 sq.ft
500 sq.yards (West facing)	2500 sq.ft
1000 sq.yards	3657 sq.ft
2000 sq.yards	5816 sq.ft

Each sustainable
forest home

Multiple plans to sync with
people’s vision for their homes.



Sow Early to Reap More

Here's an unmissable opportunity for early investors to have a share in a unique and highly sought-after real estate development that promises substantial returns.

High Demand: Hyderabad's real estate market is currently witnessing a surge in demand for secondary residences. As this trend continues to grow, owning a villa in this unique project is expected to become a status symbol.

Exclusive Pre-Market Access: By investing now and securing your stake before the official launch grants you the advantage of not having to pay a premium.

Revenue Model: Our revenue model is designed to maximise returns for villa owners, ensuring a consistent stream of income through rentals and potential appreciation.

Forest Nation, the path-breaking project, is being brought into being by some of the most renowned names in the real estate, IT and engineering sectors.

PREMIER PROPERTIES & PROJECTS (India)

Premier Properties and Projects is a South India based, construction services company and a leading builder in the diverse market segments. Through its dynamic work model, it has become one of the oldest, customer centric builders in South India, with more than 2500 luxury residences completed to date.

SBS CORP (USA)

SBS Corp is a professional IT product solution and consulting company founded in 2005 in the state of California. The company is rapidly growing and is specialised in providing ERP, SCM, PLM and MOM solutions. SBS offers unique implementation services for Dassault Systems and SAP Products out of our offices in US, Europe, and Asia Pacific.

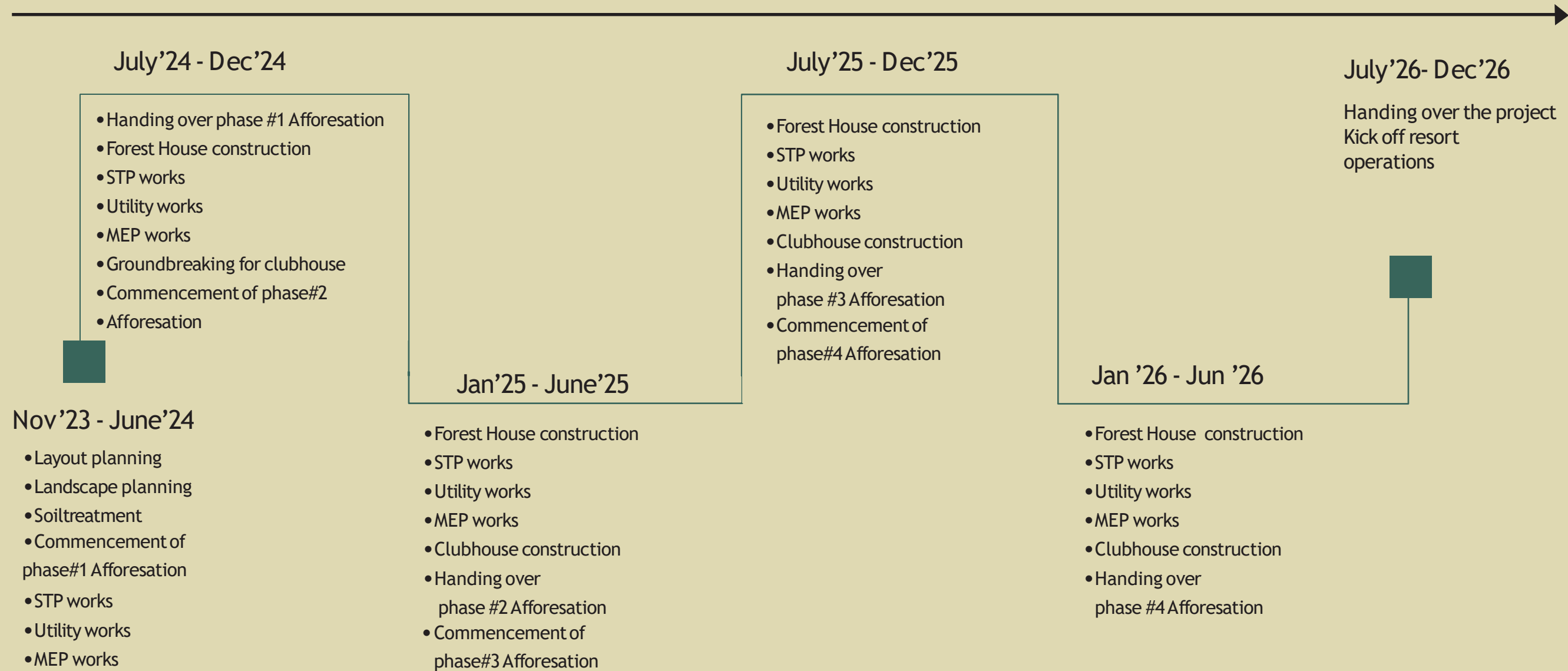
MANIKA CONSTRUCTIONS

Manika Constructions commenced its operations in 1998 and is actively involved in the business of civil engineering services for all these years. Starting off with projects in the irrigation sector in Goa, they have been involved in over 100 projects in different sectors. As a premier construction company, Manika Constructions is known for the building of bridges, buildings, railway platforms, canals, earthwork, marinework.

Project Timeline



Project Timeline



FOREST HOMES

Inspired by tradition
Embedded with modernity

Designed according to the principles of Vastu, the homes at Forest Nation pay homage to this ancient wisdom in its truest form due to our foundation in bioclimatic architecture and our commitment to follow nature's lead in all we do. Integrating the built environment with the natural world - that is what Vastu dictates. And that is exactly what we have done. Take for instance, our material palette, the size and orientation of windows, the study of cardinal directions in ensuring ventilation, and of course, placing each room according to the study of energy flow - every big or small structural decision in the creation of these Forest Homes, is a reflection of Vastu Shastra.

Facing : East Facing
Super Built Area : 1780 Sq Ft
Plot Size : 500 Sq Yd



Facing : West Facing
Super Built Area : 1750 Sq Ft
Plot Size : 500 Sq Yd

Sample Plot Unit Layout

2 BHK with sit-out area.



Poured Earth Wall

Poured earth walls embody a blend of sustainability and innovation - always a winning combination at Forest Nation. This method involves using a soil-cement material that can be poured like concrete, reducing carbon dioxide emissions significantly. Unlike traditional concrete, poured earth walls are more environmentally friendly, energy-efficient, and require little to no maintenance, making them a cost-effective and durable option for construction.

Few of the walls will be etched with symbols and patterns that are specially designed for this forest nation to express the idea throughout the project and keep you connected with the greater community.

500 sqyds 2BHK





500 sqyds 2BHK

Terracotta Tile Roofs

Terracotta tile roofs, known for their classic timeless look, are a popular choice for their durability and energy efficiency. Made from natural clay, these tiles are resistant to fire, impact, and rot, with a lifespan of up to 100 years if properly maintained. They are also eco-friendly, as they are made from a natural material and can be recycled.

Facing : East Facing
Super Built Area : 2350 Sq Ft
Plot Size : 500 Sq Yd



Facing : West Facing
Super Built Area : 2500 Sq Ft
Plot Size : 500 Sq Yd

Sample Plot Unit
Layout

3 BHK with sit-out area.



500 sqyds 3BHK



500 sqyds 3BHK

Guna Vault Roof

Guna Vault Roofs are innovative roofing structures made of burnt clay conical tiles that are socketed into each other to form a barrel vault capable of withstanding significant loads. These roofs are cost effective, lightweight, and can bear weights of up to 1 ton/m². They require no steel or timber and are fabricated quickly within three days.

500 sqyds Street View



500 Sqyds

500 Sqyds



500 Sqyds

500 Sqyds





500 Sqyds

Facing : East Facing
Super Built Area : 3657 Sq. Ft
Plot Size : 1000 Sq. Yd



Sample Plot Unit Layout

3 BHK with sit-out area.



1000 sqyds 3BHK

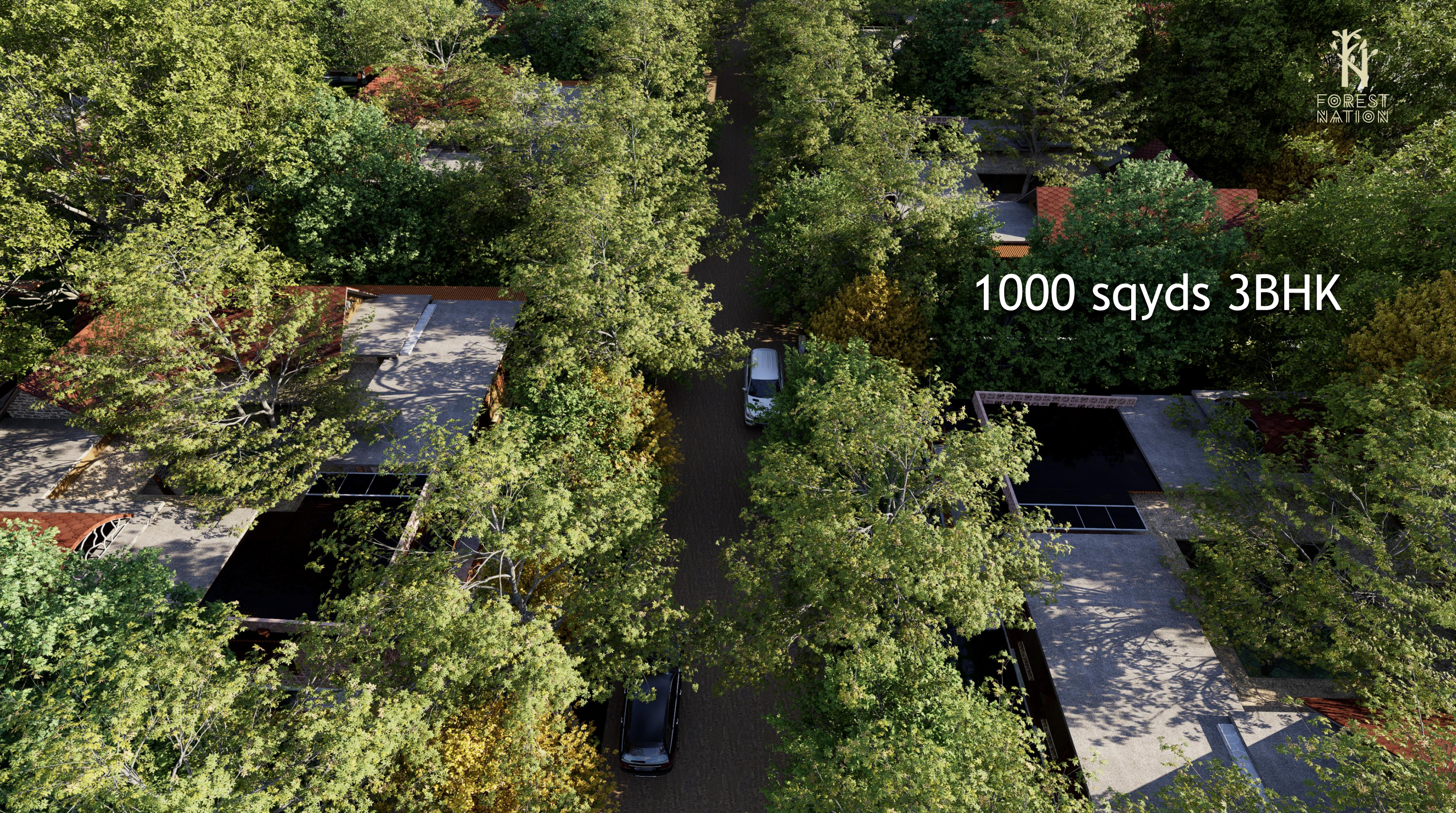


FOREST
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1000 sqyds 3BHK

1000 sqyds 3BHK

1000 sqyds 3BHK





1000 Sqyds



FOREST
NATION

1000 Sqyds



1000 Sqyds

1000 Sqyds





1000 Sqyds

1000 Sqyds



1000 Sqyds



Facing : East Facing
Super Built Area : 5816 Sq Ft
Plot Size : 2000 Sq Yd



Sample Plot Unit Layout

4 BHK with sit-out area.



2000 sqyds 4BHK

2000 sqyds 4BHK



2000 sqyds 4BHK

Natural Thatch Roof

A roofing technique that has been prevalent for ages, thatch roofs involve a framework on which palm leaves, grass or other similar materials are tied together with the help of coir ropes to interlock and keep them in place. This roofing system ensures that the house receives adequate ventilation while also providing shade from the harsh sun.

2000 sqyds 4BHK



Natural Thatch Roof

A roofing technique that has been prevalent for ages, thatch roofs involve a framework on which palm leaves, grass or other similar materials are tied together with the help of coir ropes to interlock and keep them in place. This roofing system ensures that the house receives adequate ventilation while also providing shade from the harsh sun.

2000 sqyds 4BHK

Seating Space On Terrace



2000 Sqyds

2000 Sqyds

2000 Sqyds



FOREST
NATION

2000 Sqyds

2000 Sqyds



Forest Homes Bedrooms



Bedrooms are usually the ultimate safe havens - our homes within the home. and thus., we have made sure that your bedrooms at Forest Nation always beckon you to unwind and de-stress. The design here incorporates- windows that allow plenty of light to enter, bathing the room in a soft glow and creating

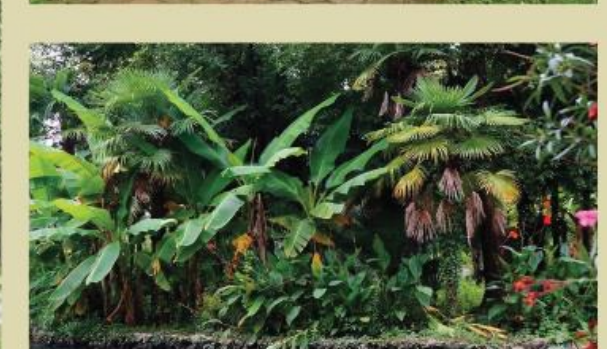
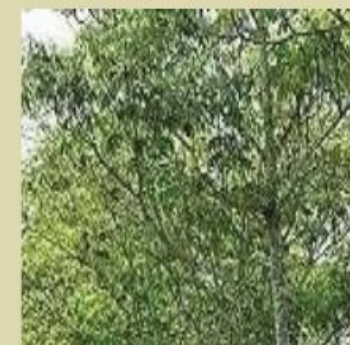
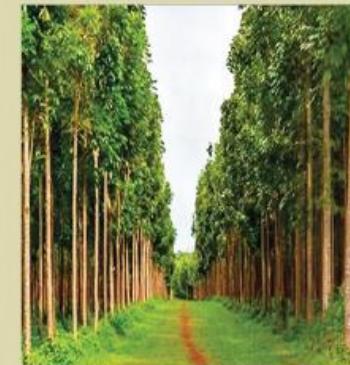


Forest Homes Dining Area

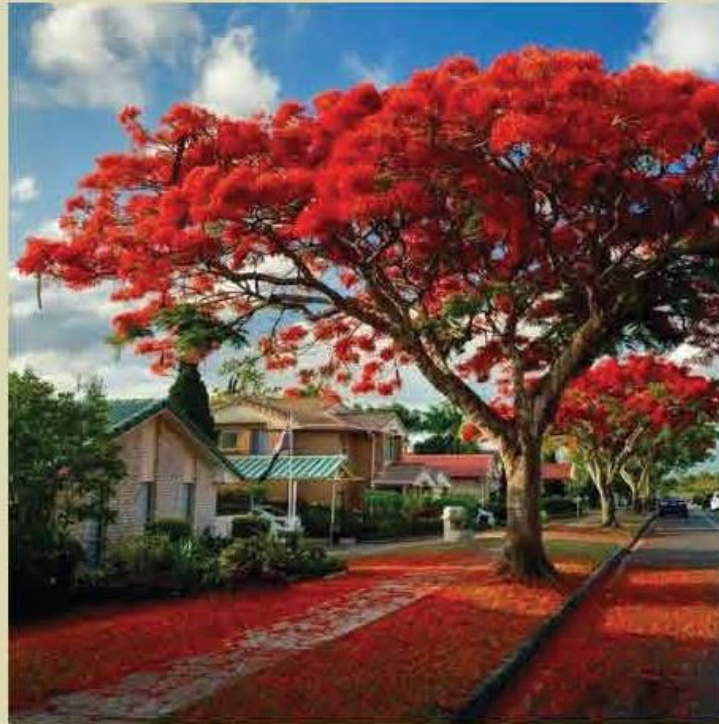
Dining areas are places for the whole family to come together at mealtimes and regale each other with the day's stories. To nurture this sense of connection, the dining areas within your Forest Homes are designed as large and welcoming social spaces that make you forget about your devices and draw you into the present moment.

Forest Concepts

- Tropical forest
- Sacred groves
- Indigenous forest
- Social cultural
- value forest
- Economical value forest
- Navagrahatrees
- Pollination garden forest
- Wild flowers & berries
- Biodiversity plantation



Rainbow Concept Avenue Trees



The Stunning Beauty of Forest Nation

In the charming space of Forest Nation, homes will be surrounded by lush, dense forest that will be developed using Miyawaki Forest, a world-renowned Japanese afforestation technique.



IT'S CONCEPTUALISED TO HAVE NATURE AND LIFE FLOW IN AN
Enraptured Harmony.





A Never-seen-before

PLACE THAT YOU CAN BRING TO LIFE.

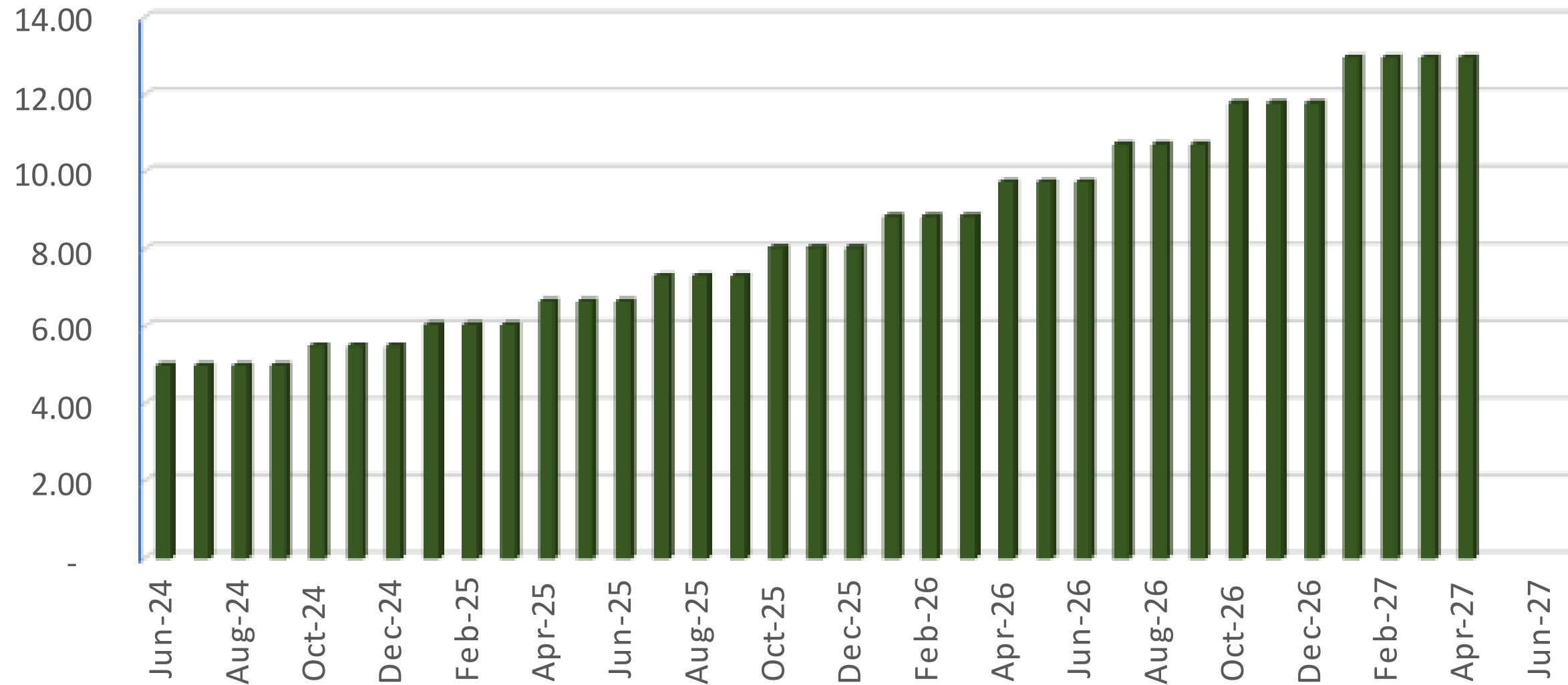
More to Gain for Investors



- Earn at an impressive CAGR* (Compound Annual Growth Rate) of 37.40% in the next 3 years.
- Choose a plot as per your preference from all available.
- Get the clubhouse membership at a discount.
- No maintenance charges for 3 years from the completion of the project, as it will be managed by the developers.
- Diversify your investments within the real estate portfolio.

*Assuming the appreciated value of the 500 Sq.Yards unit is Rs. 3.25 crores by May,2027

Estimated Fruits of Investment (Rs. in Cr)





DISCOVER MORE ABOUT

Forest Nation,

AND INVEST IN AN IDEA THAT HAS YOUR HEART.

Space that'll be Transformed into Forest Nation



The amazing highlights of this place are:

Aesthetically designed 822 forest homes
spread over 160+ acres

Different home configurations to realise
different dreams

1,00,000 sq. ft.
club house

50-60 studio
rooms

Coworking space to accommodate 500 people

1000 car parks

Helipad

Elevated Walkways

Stunning View Tower

Soothing presence
of a water body

Income-sharing, post
project completion

What Makes
Forest Nation
More Amazing...



SUSTAINABLE LAND USE

Per acre of land to have
16,000 plants/trees.

The trees will serve as a natural
and the only fencing for the
home.



Beauty Features

- Grand Entrance
- Avenue Plantation
- Water Play Areas
- Rock garden
- Fruit forest
- Name & Plot No boards on Natural stone

Care & Safety

- Emergency First Aid Room

Fitness & Wellbeing Areas

- Yoga & Meditation Hall
- Cycling Track
- Jogging Track
- Fitness Station
- Outdoor Gym
- Exercise Area for the Elderly

Special Nooks

- Entrance Party Lawn
- Entrance Water Feature
- Private Family BBQ Pits Kitchen
- Outdoor Bar Counter
- Amphitheatre
- Picnic / Camping Zone
- Outdoor Gathering Space
- Private family BBQ pits
- Climbing boulder
- Bonfire spaces
- Outdoor Karaoke
- Campfire Spaces
- Camping ground with tents
- Yacht party area
- Connecting Pathways
- Parking with Landscape
- Drop-off / Pick-up
- Maha Prasthanam

Super Conveniences

- Pedestrian Pathway
- Main Entrance Paving
- Junction Paving
- ATMs & Banking Services
- Supermarket
- Medical Services
- Residential School
- Multiple Ambulances
- Visitors' Parking

Lounging Zones

- Waiting Lounge
- Viewing Lounge
- Pathway with Comfortable Seating
- Outdoor Benches
- Gazebo

All About Play

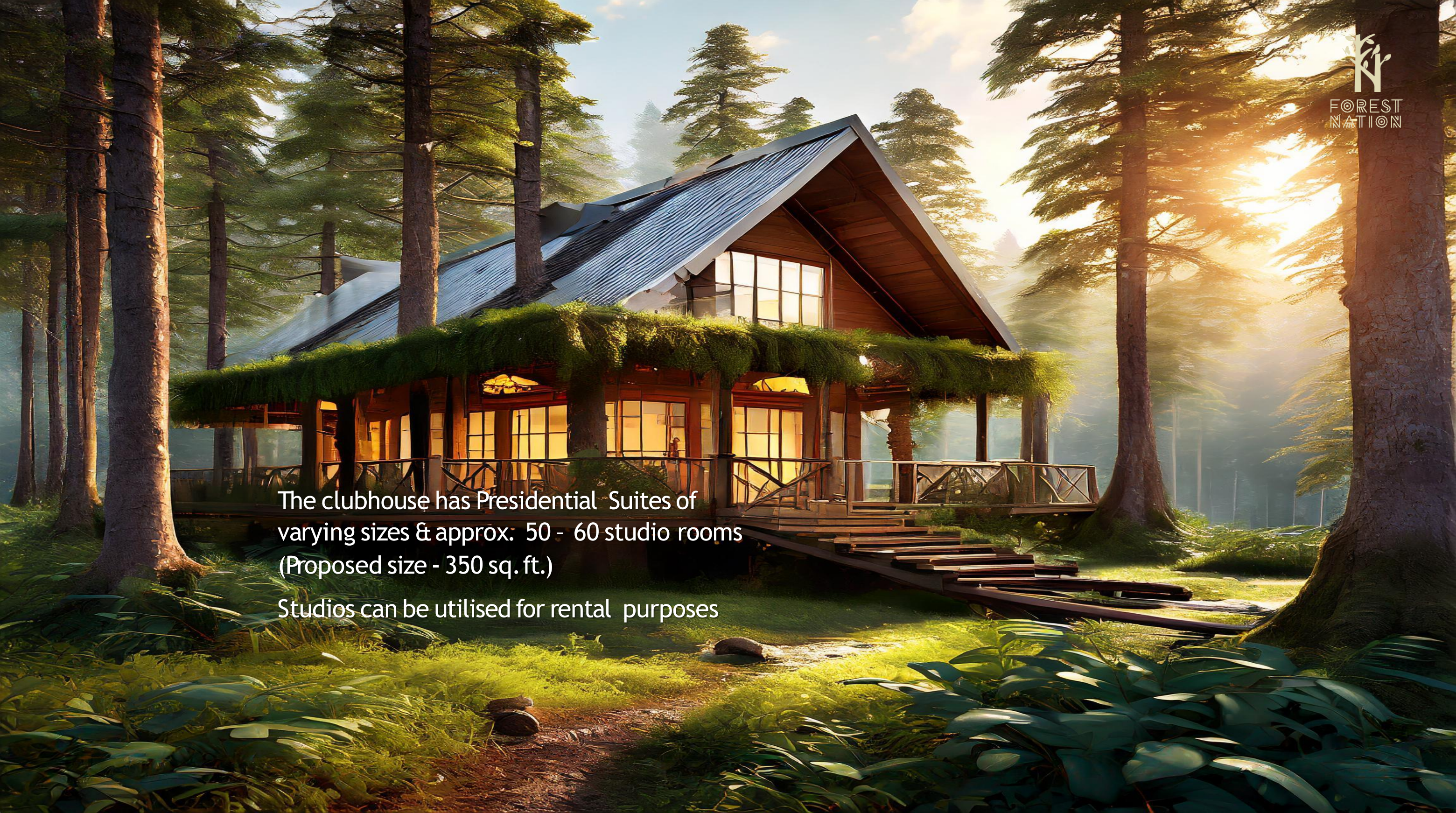
- Squash, Badminton, Tennis & Basketball Courts
- Billiards
- Table Tennis
- Carrom
- Chess
- Indoor Pool
- Pool Deck
- Beach Volleyball
- Cricket Nets
- Skating Rink
- Kids' Play Area

- Water Play Area
- Horse Stables
- Zip line and tree walk
- Small Music event space
- Self Music Space

At Your Service

- Association Office
- Maintenance Office
- Back-end block
- Drinking water dispensaries





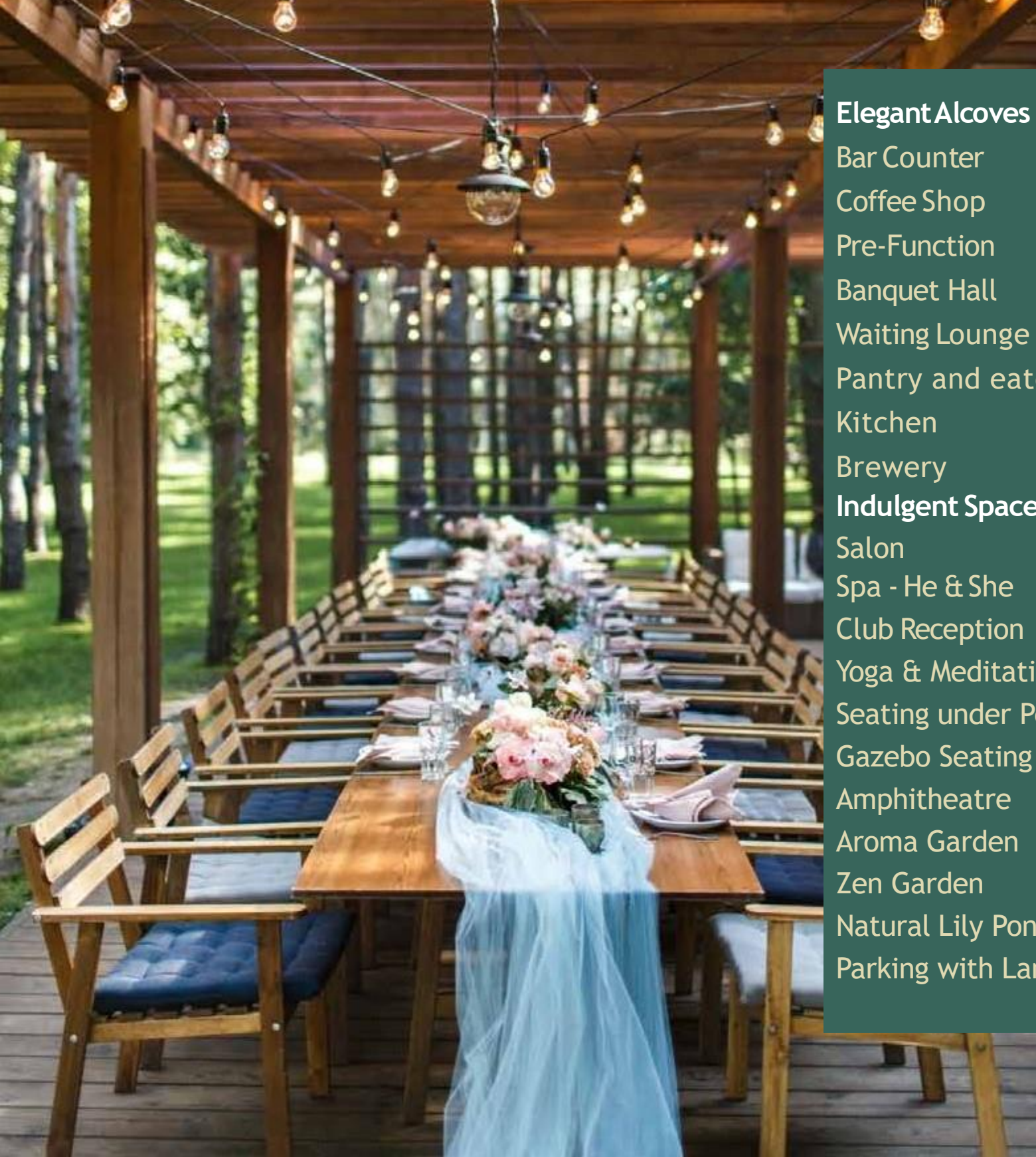
The clubhouse has Presidential Suites of
varying sizes & approx. 50 - 60 studio rooms
(Proposed size - 350 sq. ft.)

Studios can be utilised for rental purposes

Well-thought out Amenities at the Clubhouse



The Gorgeous 1,00,000 sq. ft. Clubhouse



Elegant Alcoves

Bar Counter

Coffee Shop

Pre-Function

Banquet Hall

Waiting Lounge

Pantry and eatery

Kitchen

Brewery

Indulgent Spaces

Salon

Spa - He & She

Club Reception

Yoga & Meditation Hall

Seating under Pergola

Gazebo Seating

Amphitheatre

Aroma Garden

Zen Garden

Natural Lily Pond

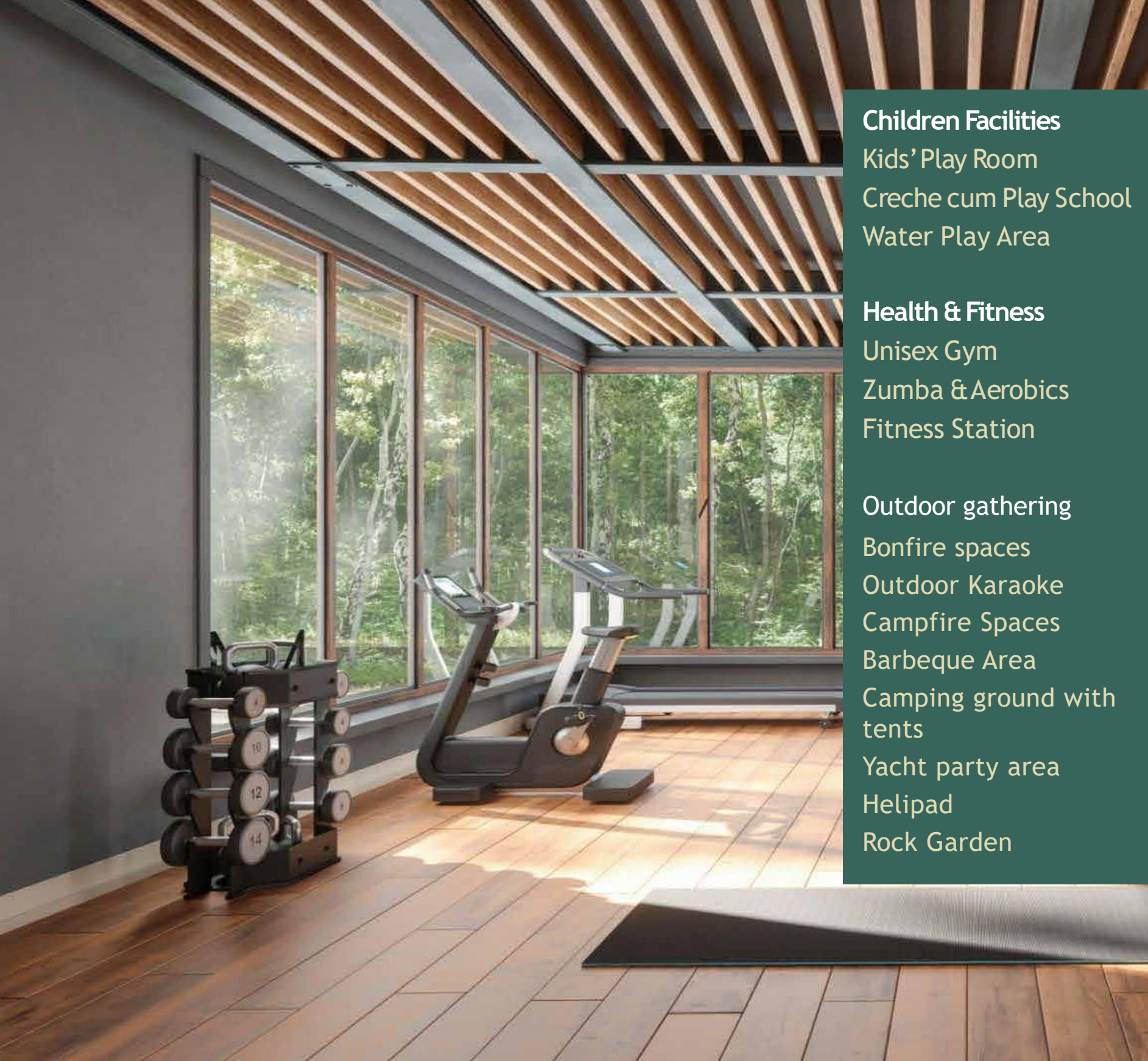
Parking with Landscape



Avenues to Unwind

Swimming Pool
Kid's Pool
Shallow Infinity Pool
Poolside Bar
Pool Deck
Party Lawn
Juice Bar
Dining Area
Hangout Deck
Cabana Seating
Preview Theatre
Gaming Zone
Indoor Games
Library
Badminton
Squash Court
Billiards
Table Tennis
Carroms
Chess
Indoor Pool
Tennis Court





Children Facilities

Kids' Play Room
Creche cum Play School
Water Play Area

Health & Fitness

Unisex Gym
Zumba & Aerobics
Fitness Station

Outdoor gathering

Bonfire spaces
Outdoor Karaoke
Campfire Spaces
Barbeque Area
Camping ground with tents
Yacht party area
Helipad
Rock Garden



Business Amenities

Meeting Rooms
Business Centre
Boardroom
Studio Rooms
Helipad
Coworking space

Luxurious Stay

Premium Guest Rooms
Workcation spaces
Physiotherapy centre





Safety & Maintenance

24/7 Security & Surveillance

On-site Management

Water & Sewage Treatment Plant

100% Power Backup

Digital Water Meters

Piped Gas Facility

Intercom

Round-the-clock Maintenance

Emergency First-Aid Room

Ambulance

Maintenance Office

Visitor's Parking

Back-end block

PwD Accessibility

Accessibility for Visually
Impaired

Primary Health Care centre

Emergency Health care centre

ATM & Banking services

Car service, wash areas

EV Battery charging spaces

Irrigation Network System

Digital entry passport system

Way finding





Entrance Plaza

Entrance Plaza





Entrance Plaza

FOREST
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Entrance Plaza





Entrance Plaza to PHOENIX - Admin Block

Entrance Plaza to PHOENIX - Admin Block



PHOENIX - Admin Block

PHOENIX - Admin Block

This architectural rendering depicts a serene parking area for the Phoenix Admin Block. A wide, light-colored gravel path leads from the foreground into the distance. On either side of the path, cars are parked on a green lawn. To the left, a silver Volvo V40 is prominent, with a red car parked behind it. To the right, a white Volvo V40 is parked. The area is heavily shaded by large, mature trees with dense green foliage. In the background, a building with a stone facade and arched windows is visible, partially obscured by the trees. A small, warm-toned light fixture is visible near the building on the left. The overall atmosphere is peaceful and well-maintained.

PHOENIX - Admin Block



Experience Center



From the moment we climbed out of the trees, we have evolved a thousandfold as a species. And while the average human today is profoundly different than our ancient counterparts, in many ways, we're still the same. Take, for instance, a sky full of stars. Isn't it remarkable how a starlit night inspires the same childlike wonder today as it did millennia ago?

These stars have been here long before us and will be long after we are gone. But today they have made their way to our Urḍan Civilisation at Forest Nation. Upon our land, one of the most prominent celestial asterisms, the Big Dipper finds its earthly counterpart. In the context of ancient Indian mythology, each of the seven stars is personified by the seven Great Sages called Saptarshis.

Through these seven stars, the seven Great Sages bestow upon us their timeless wisdom, strength and grace - qualities that we have etched into the roadmap of our Urvan civilisation. As you make your way through the civilisation, our seven stars will be your pathfinders, taking the form of traffic islands, each with its own unique character.

THE SAPTARSHI ISLANDS

Saptarshi Island 1- DIPTIMAN

Star Name- ALKAID





ALKAID-
burns bright to give light and guidance

Meditation Dome
A spiritual space with indoor landscape pocket

Astronomical Observatory

A large, dark, polished bronze statue of a dog and a cat. The dog is on the left, standing on its hind legs and looking up at a butterfly. The cat is on the right, standing on all fours and looking towards the dog. They are positioned on a dark wooden platform in a lush green garden. In the background, there is a wooden structure with a spiral staircase and a fence made of vertical wooden slats.

Saptarshi Island 2- GALAVA
Star Name- MIZAR



Saptarshi Island 2- GALAVA
Star Name- MIZAR

MIZAR- A double star that gives oxymoron meanings...

...Bound by freedom- Zipline



...Bound by freedom- Zipline



A picturesque spot, perfect for a quiet escape into nature's embrace.



A cozy tree house tucked amidst tall trees.





Dedicated Pet Park nestled under lush greenery, perfect for leisurely strolls with pets.

Saptarshi Island 3- PARASURAMA

Star Name- ALIOTH



ALIOTH- The Hypergiant that holds the constellation together- STRENGTH TO BALANCE





Offering a tranquil boating experience
beneath an elegant bridge



Offering a tranquil boating experience
beneath an elegant bridge



Offering a tranquil boating experience
beneath an elegant bridge

Bridge held together by
pen on one side and sword
on the other



Saptarshi Island 4- KRIPA

Star Name- MEGREZ





MEGREZ- A pure white burning star
at the prime age of its life

Offering Adrenaline rush activities like
rock climbing and biking trails,
represents prime of life

Saptarshi Island 5- ASHWATHAMA

Star Name- PHECDA





A large, tilted wooden block sculpture, possibly made of stacked logs, is the central focus. It is positioned on a grassy area with a person sitting on the ground nearby, looking at the sculpture. The background is a dense forest with trees showing autumn foliage in shades of green and yellow.

PHECDA- Creating a beyond
comprehensible sound with
a speed of 178km/s ,
naturally musical



A whole self musical space with a singing tree with curved tubes that create natural music with the flowing air



Phonautographs offering nature's soothing melodies and tranquil ambiance.





Phonautographs offering nature's
soothing melodies and tranquil ambiance.



Saptarshi Island 6- VYASA
Star Name- MERAK



MERAK- unusually strong and heavier,
containing metals and minerals which
can be seen from far as an aura



Fountain with water jets that create a constant rainbow
- THE INTELLECTUAL AURA SEEN FROM FAR OFF

The Clubhouse, a global landmark of the city of pearls that makes a clear statement in the international market about the FOREST NATION.

THE CLUBHOUSE

The club house boasts a multi layered activity spaces along with a number of intermittent forests that breath in the environment into the innermost parts of the built space.



Freedom from debris
Freedom from the regular closed spaces
Freedom from rules
Freedom for imagination
And
Freedom of being free
THE FEATHERS

An aerial photograph of a modern architectural complex built into a hillside. The building features a series of interconnected, angular roof sections made of dark, horizontal slats. The surrounding landscape is lush with green trees, some of which have bright yellow foliage. In the foreground, a rocky, uneven terrain leads up to the building. The sky is blue with scattered white clouds.

Saptarshi Island 7- RISHYASRINGA
Star Name- DUBHE
Clubhouse- The spirit of AWE

The Feathers. An extensive 100000 Sq Ft+ area Clubhouse in the 6+ acre plot, as a world drew as a fallen FEATHER with 80+ luxury amenities that justify the creation of something magnificent.



The Feathers. An extensive 100000 Sq Ft+ area
Clubhouse in the 6+ acre plot, as a world drew as a
fallen FEATHER with 80+ luxury amenities that justify the
creation of something magnificent.

Clubhouse- Open Restaurant

Clubhouse- Open Restaurant



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Clubhouse- Guest Rooms



Clubhouse- Unisex Gym



Aroma Garden



Kids Play Area





Kids Play Area

Cricket Nets

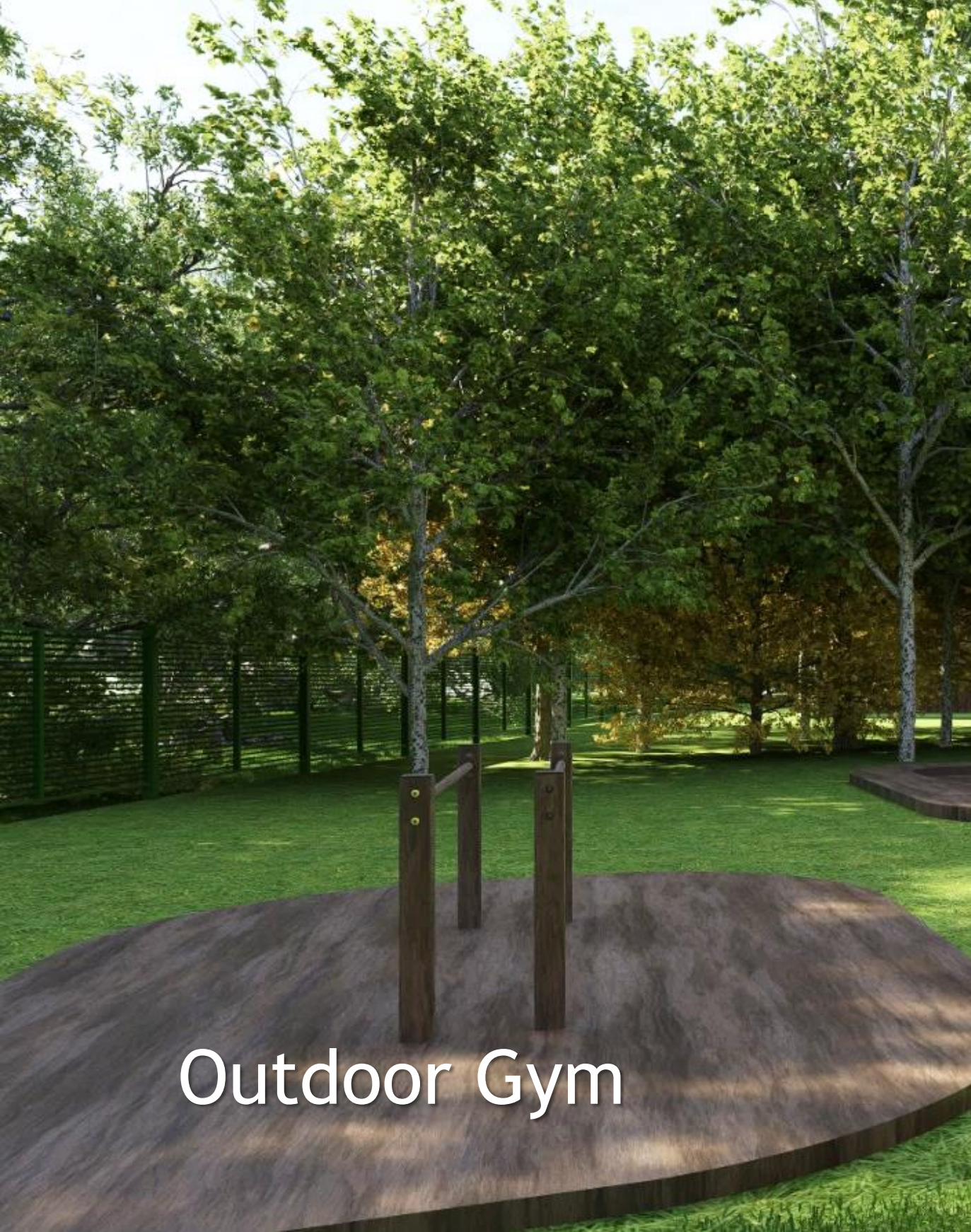


Cricket Nets





Beach Volleyball



Outdoor Gym





Horse Stable & Riding

Horse Stable & Riding





Indoor Restaurant



Squash Court

Mini Golf Court



Zumba & Aerobic Center



Yoga Center

The Science of Miyawaki Afforestation Works Magic

The Miyawaki technique was developed by renowned Japanese forester and botanist

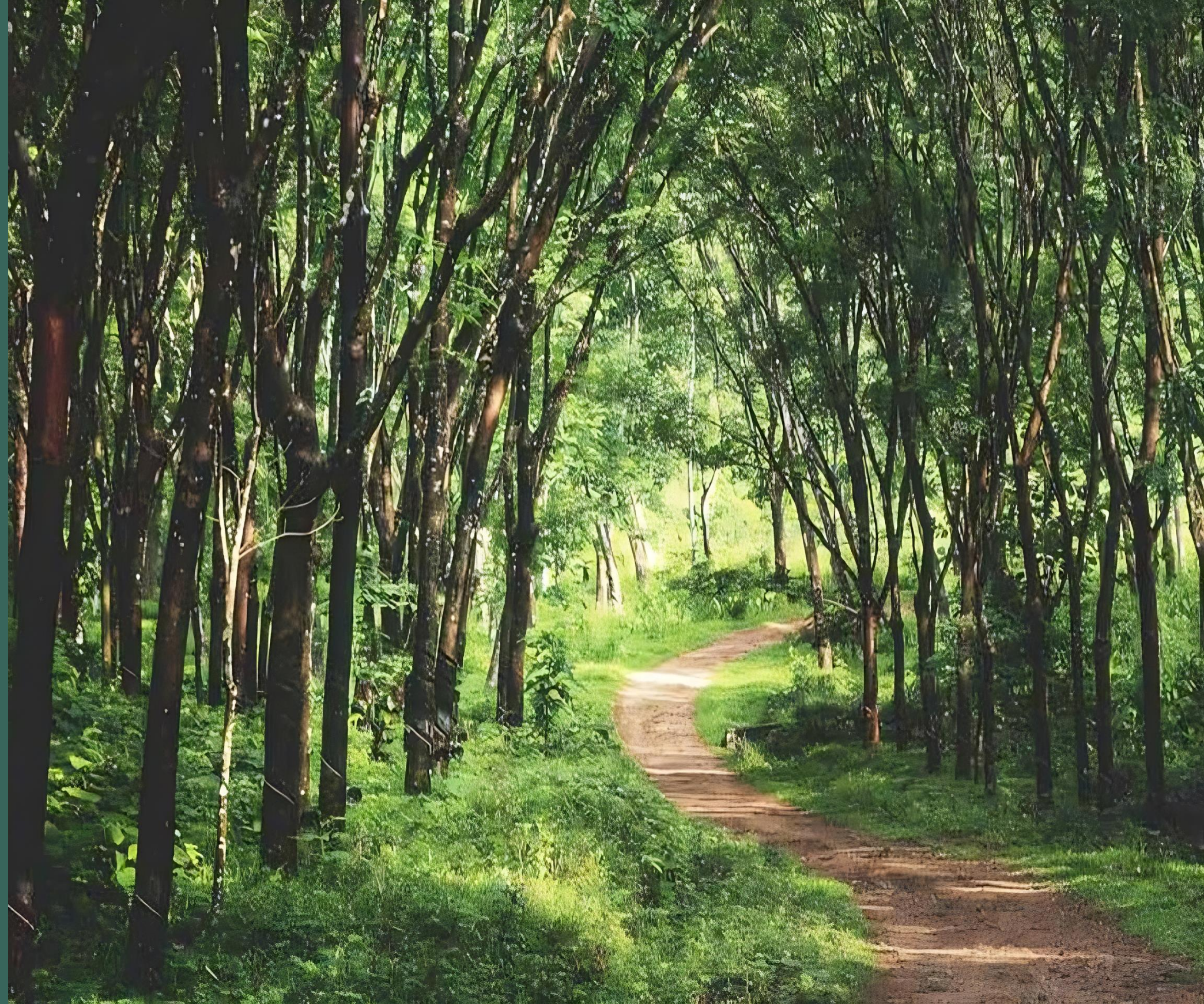
Dr. Akira Miyawaki.

It follows the principles of natural forestry, which includes employing local plants and imitating the processes of how forests regenerate naturally.

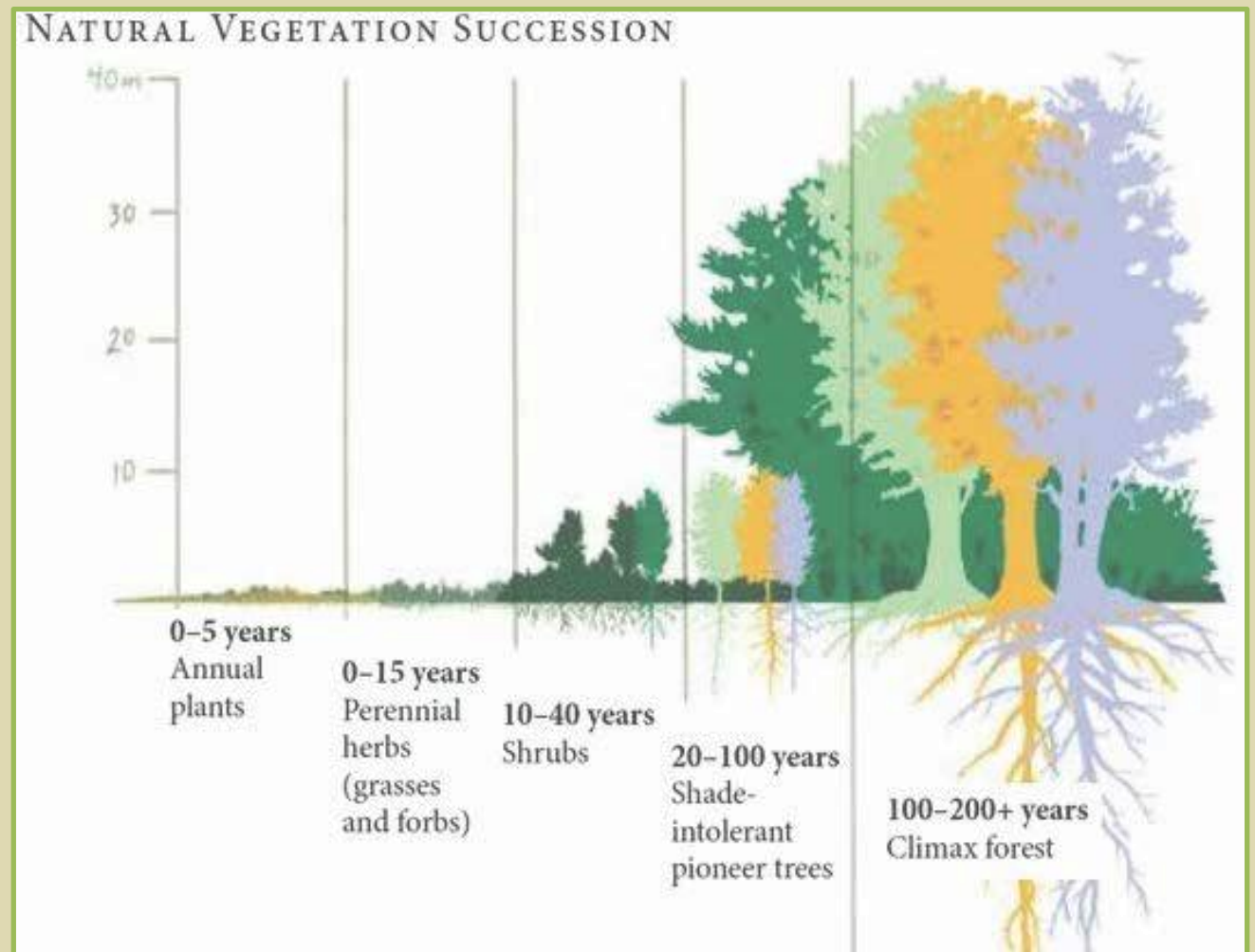
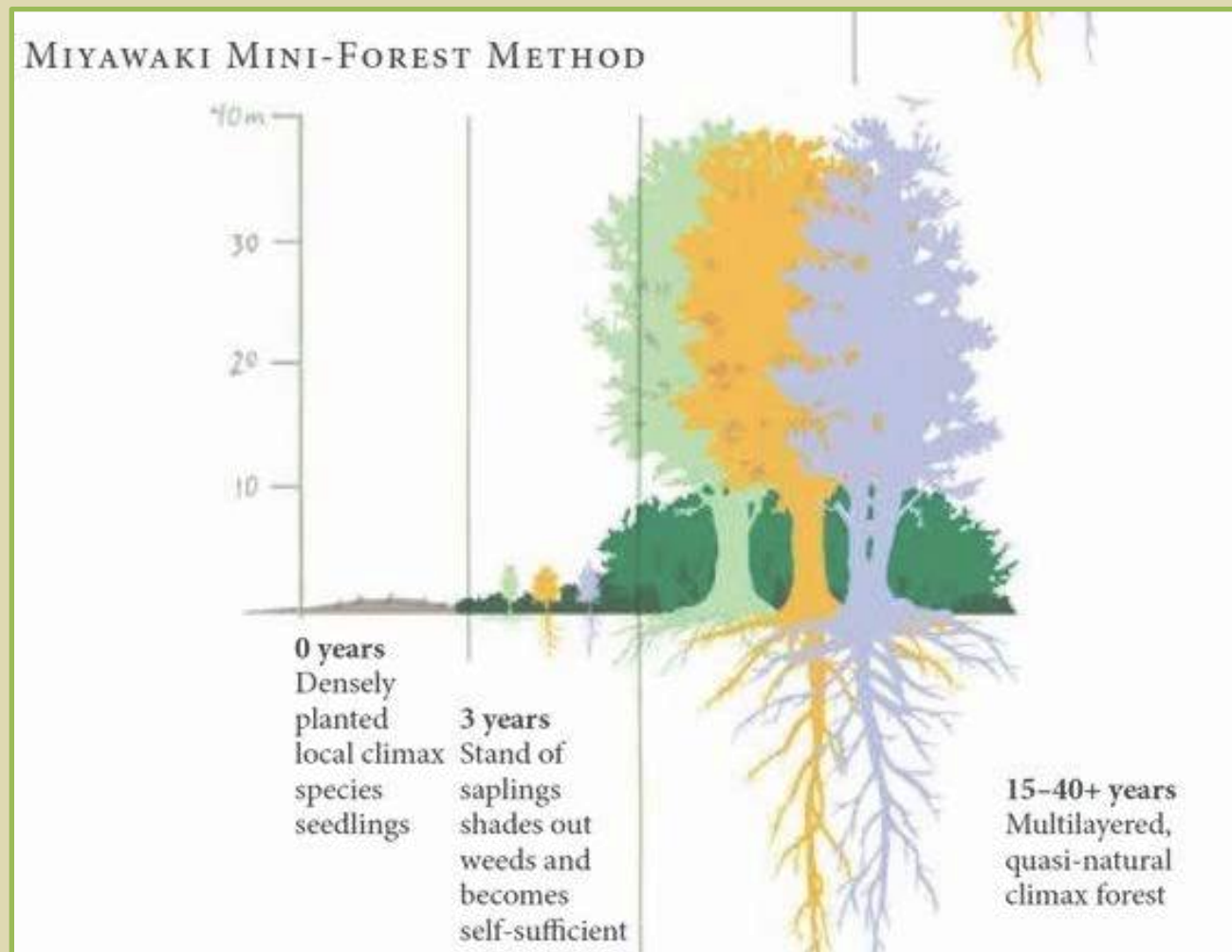


It involves planting a dense mix of native tree species in a small area to create a self-sustaining, diverse forest ecosystem.

The technique is a unique methodology proven to work worldwide, irrespective of soil and climatic conditions.



The Miyawaki Technique - A Natural Marvel



Blooming Benefits of Afforestation

Reforestation On Degraded Land

Up to 30 times
better noise and
dust reduction.

Up to 30 times better
carbon dioxide
absorption compared to
monoculture plantations.

Completely
maintenance-free, wild,
and native forest after
the first three years.

Sustainability And Biodiversity

Completely chemical and
chemical fertilizer-free forest.

Sustains itself and
supports local
biodiversity.

Uses tight spacing to encourage vertical growth and
competition for sunlight.

Environmental Benefits

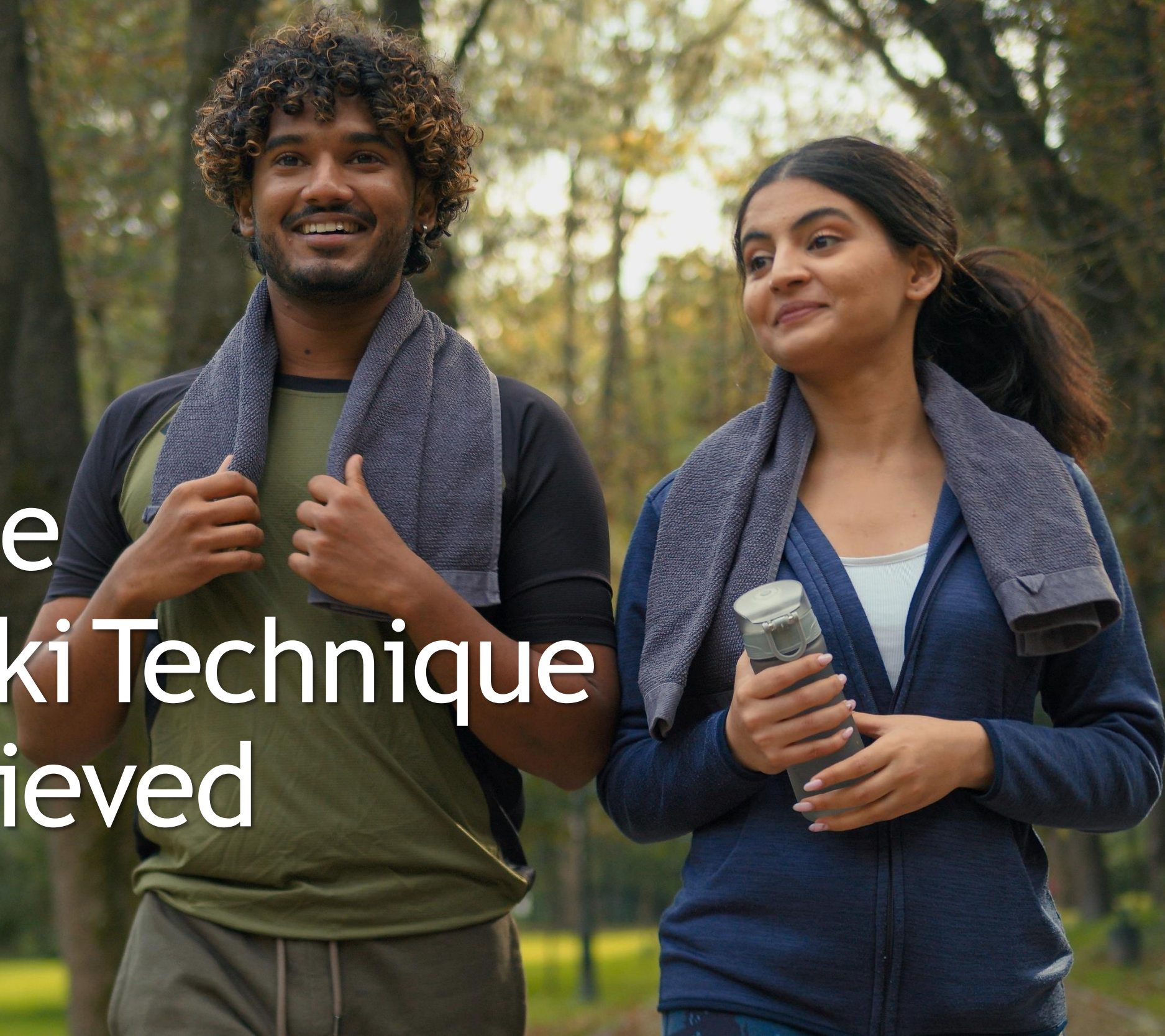
Helps prevent soil erosion
and enhances soil fertility.

Contributes to improved
air quality and water
filtration.

Acts as natural sound
barriers, reducing urban
noise pollution.

Captures more
carbon emissions.

What the Miyawaki Technique has Achieved



Success And Impact

More than 3,000
forests created
worldwide using the
Miyawaki
methodology.

These forests are up to 30
times more dense
compared to
conventional plantations.

There is a 90%
survival rate of these
plantations.

Layers Of Miyawaki Forest

Canopy layer

Tree layer

Sub-tree layer

Shrub layer



The Miyawaki Afforestation Process: From Barren To Lush

STEP 1

Identifying and
categorizing
local plant species.

STEP 2

Soil assessment
and biomass
improvement.

STEP 3

Mound construction
and high-density
planting.

STEP 4

Adding a heavy
mulch layer
on the
forest floor.

Miyawaki Forest Key Numbers

Multistratal quasi-natural forest -
Miyawaki method.

Planting density:
2 to 7 trees per m².

Green surface area:
30 times more than a meadow.

Biodiversity (fauna):
18 times more (mean of
different species).

Survival rate (Natural Selection): 15 to 90%.

Afforestation (Miyawaki) Partner

Affores[®]**
Native. Wild. Forever.

Afforestt is a service provider for creating natural, wild, maintenance-free, native forests.

The brand works passionately on and off-site to provide the best solutions at the lowest possible cost.

Started in January 2011, Afforestt is a for profit social enterprise on a mission to bring back our native forests.

Link - <https://www.afforestt.com/>



SHUBHENDU SHARMA

Founder and Director

Founded by industrial engineer Shubhendu Sharma, Afforestt has helped grow forests at homes, schools, and factories.

Mr. Sharma first met Japanese forest expert Akira Miyawaki in December 2008 whilst working at Toyota.

Today, his company Afforestt promotes a standardized method for seeding dense and fast-growing native forests in barren lands, using his car-manufacturing acumen.

At present, Afforestt has been able to bring to life 4,50,026 trees in 138 forests in 44 cities across 10 countries.

High Density Horticulture



HDP is defined as planting at a density in excess of that which gives maximum crop yield at maturity if the individual tree grows to its full natural size. In other words, it is the planting of more number of plants than optimum through manipulation of tree size.

Miyawaki Forest Case Studies - International

Yokohama Campus, Japan



1979 – 40 cm

20 yrs



1999 – 15 m

Barvaux school, Belgium



2018 – 1 m

1 yr



2019 - 2 m

Nara prefecture, Kashihara highway, Japan



1982 – 30 cm

16 yrs



1998 – 15 m

Eidai, Brazil



1992 – 40 cm

10 yrs



1999 – 10 m

Miyawaki Forest Case Studies - India



The Miyawaki Forest
(Statue of Unity, Gujarat)

Afforestation at Sanjay Gandhi National Park, Mumbai



Sanjay Gandhi National Park, one of Asia's most visited parks, implemented the Miyawaki method to restore a degraded area within the park.

Over time, this urban reforestation effort has resulted in a thriving forest ecosystem with increased biodiversity.

Several endangered plant and animal species have returned to the area, showcasing the success of the Miyawaki approach to ecological restoration.

Kotturpuram, Chennai, Tamil Nadu



In 2017, a group of environmental enthusiasts and the Chennai Rivers Restoration Trust created a Miyawaki forest on the banks of the Adyar River in Kotturpuram.

The forest, named "Kotturpuram Tree Park," has now become a thriving urban green space and an educational site for sustainable afforestation.

Mahindra World City, Chennai



Mahindra World City in Chennai implemented the Miyawaki method for afforestation to enhance the green cover in the industrial area.

The project focused on sustainable and rapid greenery development in the industrial complex, providing a healthier environment for employees and the surrounding community.



BMC to develop 14 Miyawaki forests before Diwali

In its ongoing afforestation spree, the BMC is developing 14 new urban forests across various pockets of Mumbai using the Miyawaki technique. Senior civic officials said that all the 14 forests will be developed this year before Diwali.

 The Indian Express / Sep 3



Green lungs in Delhi: Miyawaki technique to be used in 10 more areas | Delhi News - Times of India

Aiming to develop micro-urban forests in the middle of congested neighbourhoods, Municipal Corporation of Delhi (MCD) is planning to use the Miyawaki

 The Times of India

Here, Money Grows on Trees





The project is a resort-theme and revenue-generating model.

The units will be available for leasing on a daily basis to sightseers / vacationers / adventurers / holidaymakers / wayfarers after the project is delivered



An Extraordinary Creation
by Inspired Companies

Invest In The Potential Of Hyderabad



Hyderabad The Birthplace Of The Urḁan Civilisation

Infrastructure is one of the crucial driving factors influencing the real estate landscape. Here are some of the significant urban infrastructural projects undertaken by the Government of Telangana impacting the demand for real estate in Hyderabad:

- Nehru Outer Ring Road
- Regional Ring Road
- Strategic Road Development Plan
- Hyderabad Metro Rail
- Hyderabad-Mumbai High-Speed Rail
- Elevated Bus Rapid Transport System
- Hyderabad- Bangalore 6-lane information highway
- Hyderabad- Srisaillam Road 6-lane highway
- RGIA- Hyderabad Airport

IT Industry In Hyderabad

Hyderabad, is home to major US-based IT firms, including Google, Microsoft, Samsung, Motorola, Oracle, Yahoo, HP, Amazon, Texas Instruments, GE, Qualcomm, and Facebook.

Major Indian IT services firms like Microsoft, TCS, Wipro, HCL, Tech Mahindra, Cognizant have development centres in the city.





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Growing Forest Cover

Between 2011 and 2023, forest cover in Hyderabad increased by 48.66 square kilometers.

Positive Government Policies Lay The Foundation

Similar to the national "Invest India", the creation of Invest Telangana, a state-level initiative, established a detailed framework for engaging with potential investors, right from offering assistance during the pre-investment stage and providing support after investment, right down to promoting investment outside the state. Invest Telangana supports various large-scale projects within the state, with the government offering customised benefits to projects with an investment of INR 200 Crores or more, tailored to meet specific investment needs on a case-by-case basis.



Real Estate Market Trends

In recent years, the city's real estate market has grown steadily, with a spike in demand for residences.

According to a report by Knight Frank India, the residential property market in Hyderabad, India, saw a 3% year-on-year increase in property registrations in June 2023.



The Magnetism of Mega Projects

While there are several contributing factors to the boom in Hyderabad's overall value from an investment standpoint, here are the most prominent ones attracting potential investors.

HITEC City

The Hyderabad Information Technology and Engineering Consultancy City is one of the biggest technological revolutions in Hyderabad. Home to Microsoft, IBM, Toshiba, Wipro, Oracle and other tech giants, this tech township has been one of the driving forces behind Hyderabad's real estate boom.

Hyderabad Pharma City

Pharma City's development has been pivotal in drawing investments and converting the nearby areas into thriving business hubs, consequently increasing the demand for real estate developments in those areas.

Growing forest cover

The forest cover in Hyderabad has shown significant growth, with an increase of 48.66 square kilometre between 2011 and 2021. This rise in green cover has made the city more attractive for real estate investment ever since.



Prominent Industrial Projects

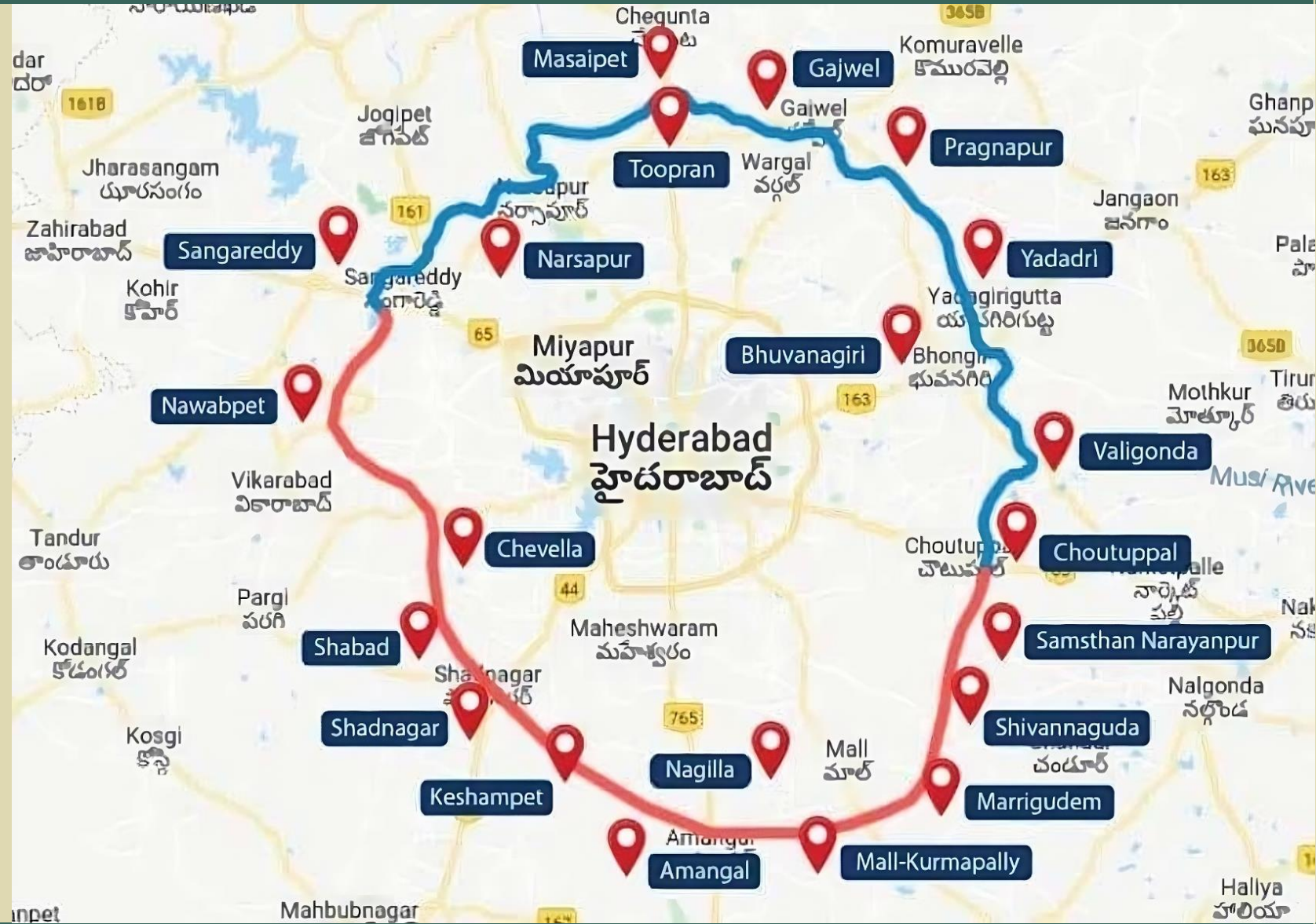
- Hyderabad Information Technology and Engineering Consultancy (HITEC City-Cyberabad)
- Mind Space Project
- Integrated Township & Convention Centre
- Hyderabad Pharma Infrastructure and Technologies Limited
- Hyderabad Information Technology Venture Enterprises Ltd. (HITVEL) & Cyberabad Trustee Co. Pvt. Ltd. (CTCPL)
- FAB City, Ranga Reddy District
- Development of Trade Tower & Business District



Hyderabad Pharma City



Hyderabad Regional Ring Road



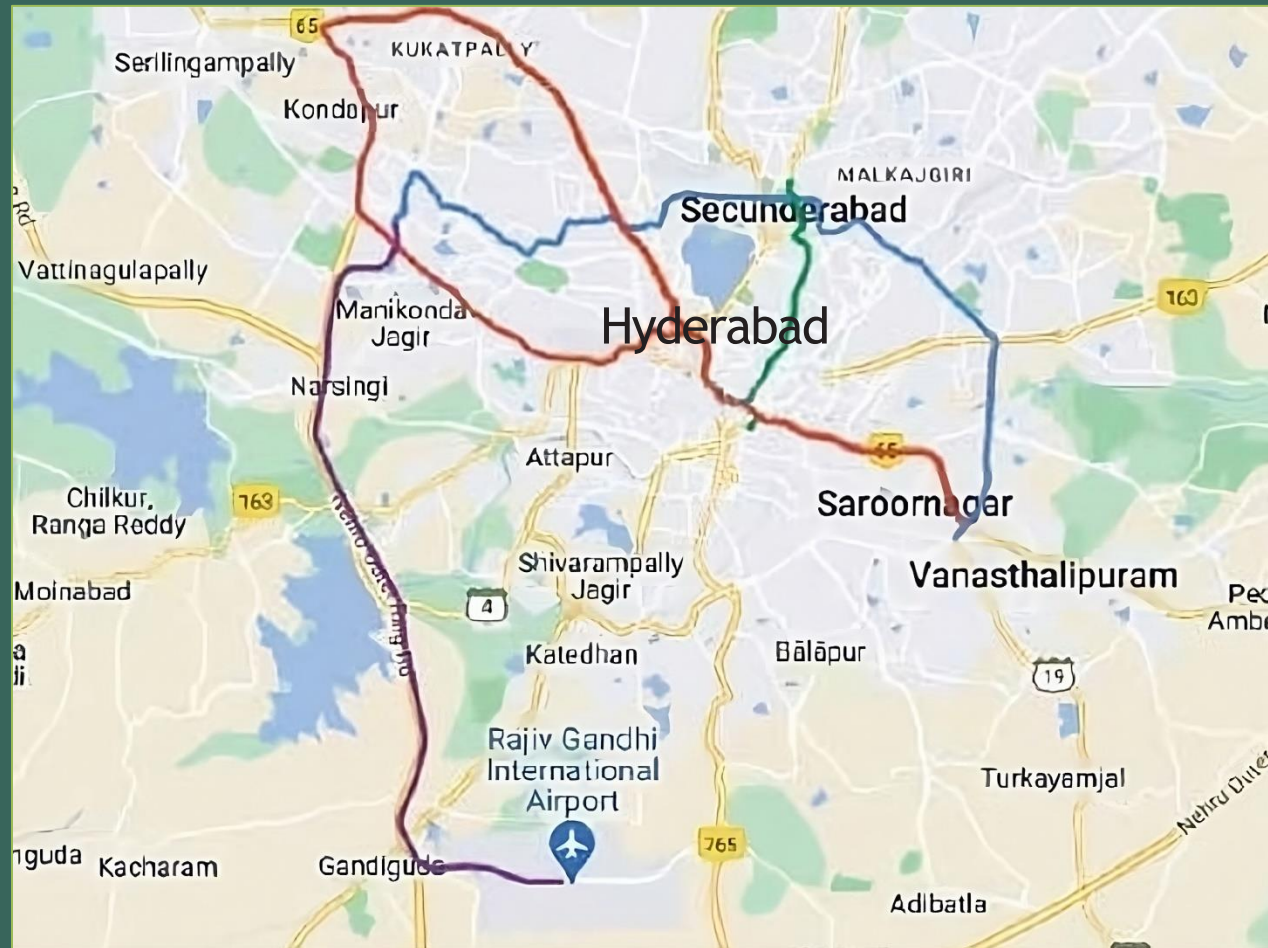
Hyderabad Indore Expressway



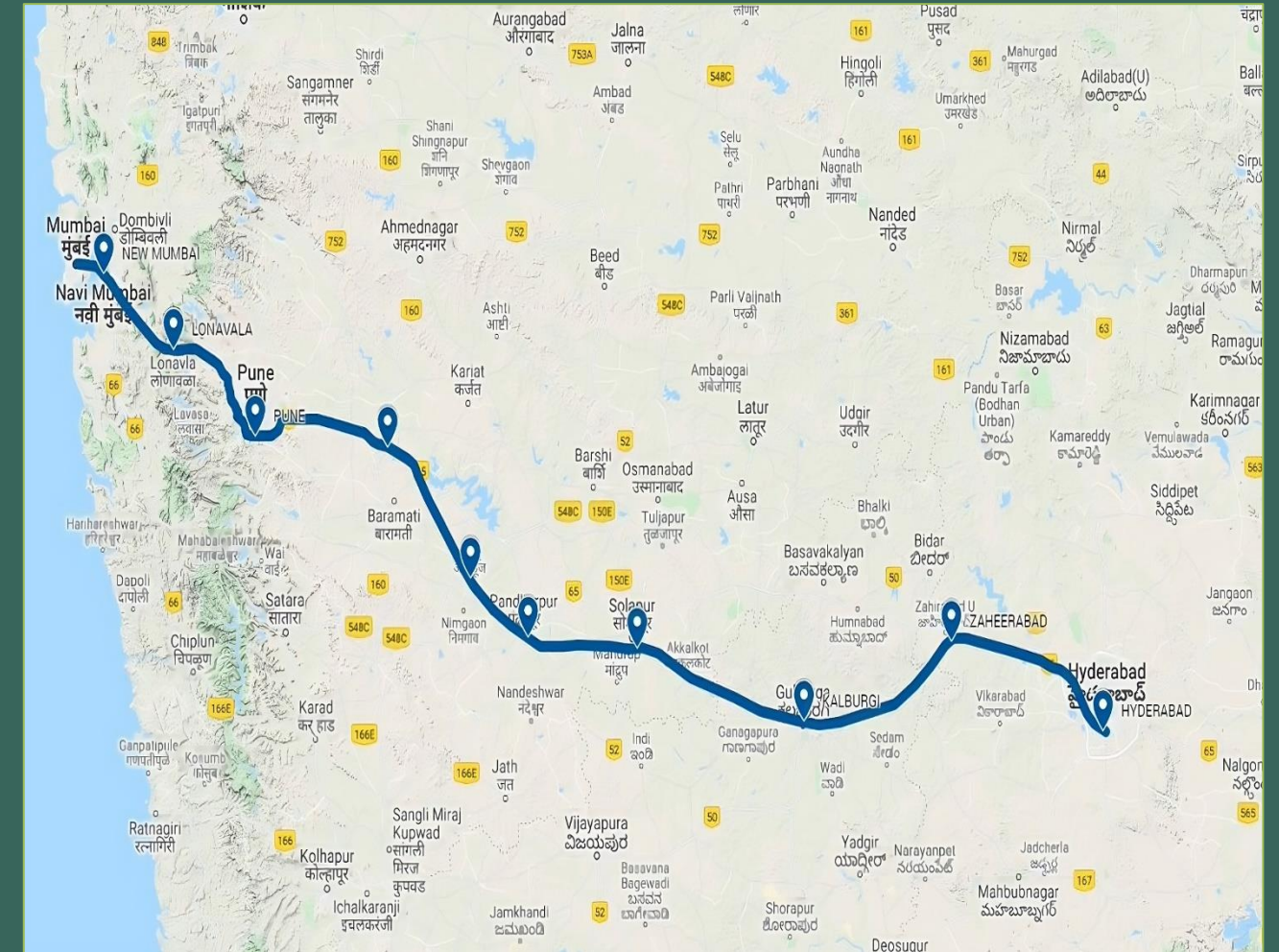
Nagpur - Hyderabad - Bengaluru Expressway



Upcoming Mega Projects In Hyderabad



AIRPORT EXPRESS METRO HYDERABAD



MUMBAI BULLETTRAIN

Tracking the Residential Real Estate Trends (2023)

2023 Overview

1. 5,274 residential units sold worth ₹2,816 crore.
2. 3 % decrease in house sales registrations YoY; 1 % drop in registration income.

Market Segmentation

1. Most registrations: ₹25-50 lakhs (51%) and under ₹25 lakhs (18%).

Property Size Trends

1. Increase in registrations for properties over ₹1 crore (10%).
2. 18% rise in 500-1000 sq ft properties; decrease in 1000-2000 sq ft (68% from 73% YoY).

Regional Sales Distribution

Medchal-Malkajgiri: 43%;
Rangareddy: 39%;
Hyderabad: 15%.

Price Trends

Average property prices rose by 3% YoY.
Sangareddy witnessed a notable 9% increase.

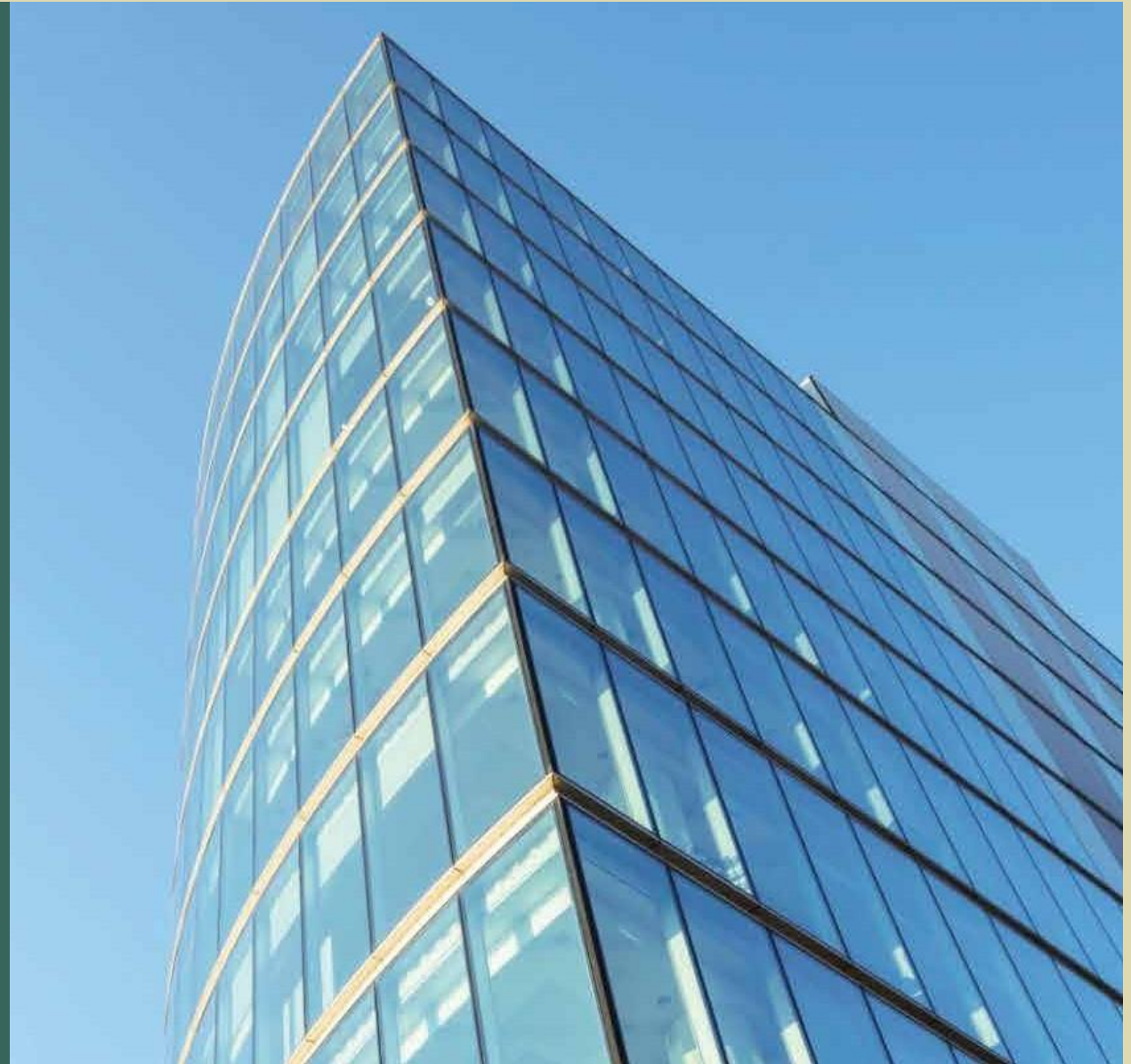
Commercial Real Estate Trends (2023)

Financial Year 2022 & 2023 Overview

1. 12% growth in FY 2022; absorbed 5.2 MSF.
2. 8.2 MSF of new office space added in 2023 (34% of top 7 markets).

2023 Insights

- 21% net office absorption (4.03 MSF).
2. Average office rent: ₹61/sq ft/month.
3. Key demand sources: IT-ITeS (39%), Manufacturing (22%), Co-working (21%).



Outlook 2024

Based on the data for 2023, it's expected that the numbers in 2024 would be as follows:

Commercial Real Estate Projection:

1. **Leasing Volume:** A stable trajectory is expected in commercial leasing with a marginal increase of about 5% YoY, reaching approximately 4.25 million sq. ft.
2. **New Office Space:** The existing trend is estimated to continue, adding around 9 million sq. ft of new office space, contributing 37% of the country's top markets.
3. **Net Office Absorption:** 10% growth is foreseen, reaching 4.43 million sq. ft in net office absorption.
4. **Rent Rates:** The average office rental rates may show marginal growth, potentially reaching ₹63/sq. ft/month.
5. **Demand Drivers:** The IT-ITeS segment is expected to maintain its dominance, possibly increasing to 41%, followed by sustained demand from Manufacturing (23%) and Co-working (22%).

Disclaimer: These projections are based on existing trends and assumptions and may vary based on market dynamics and external factors.

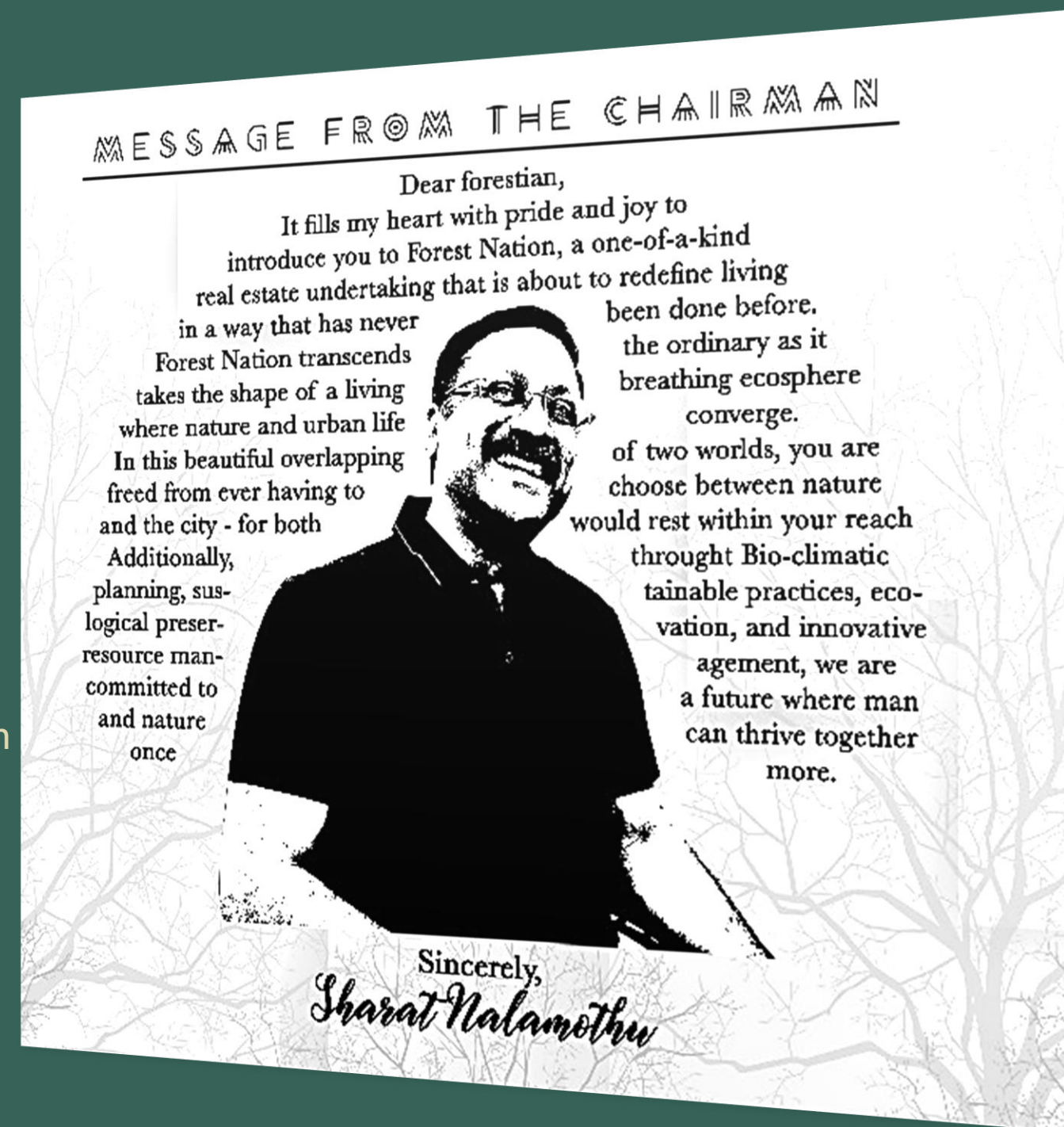
The Vision Behind the Creation

As our life gets pulled into greater depths of urbanisation, our relationship with nature has been jeopardised. Even so, with passing time, people are waking up to the importance of renewing this precious relationship, and there is a growing interest in spending more time in a natural ambience.

Premier Properties and Projects and Manika Constructions together envisioned a real estate development, Forest Nation, that intertwines the natural elements and offers unmatched tranquility to the inhabitants. Luxurious villas and homes nestled in a dense forest, grown and nurtured using the famous Miyawaki technique, stands as a testament to the harmonious co-existence of nature and humans.

By choosing to have a home here, residents will choose to breathe in purer air and soak in the health benefits of living in nature's embrace, like reduced anxiety, improved cognitive function, and enhanced creativity.

Premier Properties and Projects has collaborated with leading companies with the aim to redefine living, enable people to reconnect with nature and reclaim their right to a healthier lifestyle as citizens of Forest Nation.



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